



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	57	72	
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	

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East Ridge The Butts, Wotton-Under-Edge,  
GL12 7DS

Price Guide  
**£565,000**



UNIQUE SPLIT-LEVEL DETACHED PROPERTY OFFERS VERSATILE LIVING SPACE AND HAS BEEN THOUGHTFULLY UPDATED BY THE CURRENT OWNER. OCCUPYING A GENEROUS PLOT WITH UNINTERRUPTED, FAR-REACHING VIEWS TOWARDS HAWKESBURY UPTON AND BEYOND. THE PROPERTY COMPRISES: SPACIOUS ENTRANCE HALLWAY, LARGE LOUNGE WITH PANORAMIC COUNTRYSIDE VIEWS, THREE DOUBLE BEDROOMS, MASTER WITH EN-SUITE WASHROOM/WC, MODERN FAMILY BATHROOM. ON THE GROUND FLOOR IS A WELL-APPOINTED KITCHEN/DINER OVERLOOKING THE GARDEN WITH UTILITY AREA, STORAGE, A BRIGHT AND AIRY CONSERVATORY AND CLOAKROOM, EXTERNALLY, THERE IS A GOOD-SIZED GARDEN ENJOYING EXCEPTIONAL OPEN VIEWS, DOUBLE GARAGE WITH WORKSHOP SPACE, ENERGY RATING: D, COUNCIL TAX BAND: E

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# East Ridge The Butts, Wotton-Under-Edge, GL12 7DS

## SITUATION

This family home is situated in a quiet and tucked away location of Wotton-under-Edge, with outstanding panoramic views across the South West. Eastridge benefits from footpaths on its doorstep, leading to the Cotswold Way and other spectacular walking routes, whilst also being a stones throw from the town centre. Wotton-under-Edge offers a variety of independent retailers, supermarkets, outstanding primary and secondary schools, doctors and dentists surgeries and proudly has its own cinema along with leisure facilities. Wotton-under-Edge is situated within a five mile radius of the M5 motorway and A38 which gives good travel connections to the south west.

## DIRECTIONS

From Wotton centre take the B4060 Gloucester road towards Dursley, turning right onto Old London Road, Eastridge can be found at the first turning right and is then directly on the left hand side .

## DESCRIPTION

Set in an elevated position with breathtaking views across the escarpment, this outstanding detached family home offers spacious, split-level living designed for modern family life. A generous entrance hallway welcomes you into the property, leading to a bright and airy lounge featuring dual-aspect windows that showcase stunning panoramic views. The home offers three well-proportioned double bedrooms, including a master with en-suite/WC, as well as a contemporary family bathroom. On the ground floor, the large kitchen/diner is perfect for family meals and entertaining, complemented by a practical utility area and under-stair storage. The conservatory provides a light-filled additional living or entertaining space, complete with storage, while a convenient cloakroom completes the ground floor layout. Externally, the property enjoys ample off-street parking to the side, leading to a large double garage with additional workshop space. The beautifully maintained garden offers far-reaching views across Wotton towards Hawkesbury Upton and beyond — a perfect setting for outdoor relaxation.

This exceptional home combines modern functionality with scenic tranquility, making it an ideal retreat for families seeking space, comfort, and stunning surroundings.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALLWAY

This spacious entrance hallway is situated on the first floor with balustrade, radiator, storage cupboard and large picture window with views across the escarpment.

## LOUNGE 4.98m x 3.63m (16'4" x 11'10" )

This generously sized lounge offers a tranquil and inviting setting, featuring dual-aspect double-glazed windows to the front and side that frame exceptional views across the escarpment towards Hawkesbury Upton and beyond. Bright and airy, this family room is both spacious and welcoming, the perfect space to relax or entertain, with a backdrop that truly doesn't disappoint.

## MASTER BEDROOM 3.89 m max x 3.83m max (12'9" m max x 12'6" max )

Upon entering, you're immediately drawn to the large picture window at the front, offering uninterrupted views across the garden and beyond. This spacious double bedroom features excellent built-in storage with full length wardrobes, a radiator and leads seamlessly to the en-suite/WC, creating a private and well-appointed retreat.

## ENSUITE/W/C

A practical and well-designed space featuring a WC and wash basin with built in shelving for added storage. A ladder radiator adds comfort, while the double glazed window to the rear provides natural light and ventilation.

## INNER HALLWAY

From lounge and leading to:-

## BEDROOM TWO 3.77m x 3.64m (12'4" x 11'11" )

A generously sized room featuring built in wardrobes and radiator. The double glazed window and door provide ample natural light with spectacular views across the escarpment and beyond.

## BEDROOM THREE 3.95m x 3.21m (12'11" x 10'6" )

Spacious room with built in cupboard, radiator and double glazed window to rear.

## FAMILY BATHROOM

Fitted with a contemporary white suite comprising a bath with mains shower over, WC, and wash basin. The space is fully tiled for a sleek, low-maintenance finish and includes a ladder radiator. A double glazed window to the rear provides natural light and ventilation.

## STAIRS TO GROUND FLOOR

Leading to ground floor inner hallway.

## CLOAKROOM

Modern suite comprising: w/c and hand wash basin, partially tiled walls and floor.

## KITCHEN/DINER 4.68m x 3.61m (15'4" x 11'10" )

The kitchen is fitted with an extensive range of wall and base units, offering ample worktop space and incorporating a sink and drainer. Integrated appliances include a built-in double oven, four-ring gas hob, under-counter fridge, freezer, and dishwasher. There is plenty of space for dining, making it a perfect hub for family meals or entertaining. A versatile under-stair cupboard provides excellent additional storage and leads to a practical utility area with plumbing for a washing machine, further storage, and housing for the immersion tank. Two double-glazed windows to the front enjoy pleasant views over the garden, bringing in plenty of natural light and central heating boiler.

## CONSERVATORY 3.93m x 3.78m (12'10" x 12'4" )

This light filled conservatory features double glazed windows and patio doors opening directly to the garden, seamlessly extending the ground floor living space, extremely versatile, it serves as an ideal family room, or entertaining area. A bespoke built in storage cupboard houses the boiler and offers excellent storage with internal lighting.

## EXTERNALLY

The front of the property is edged by boundary wall and ornamental pond, with steps leading to both the front entrance and garden and access to the ground floor. A pathway guides you towards the large lawned area, and leads to a useful external under house storage area and garden shed. The eye is then immediately drawn to the breathtaking panoramic views stretching across Wotton and beyond, visible from both the side and front gardens. A spacious paved entertaining area offers the perfect setting to relax or host guests at any time of day, taking full advantage of the far reaching scenery. To the side, a second entertaining space features a raised decked area and additional lawn and graveled area with ornamental pond. Mature hedgerows and boundary walling offer privacy and create a series of peaceful, secluded outdoor spaces for all to enjoy.

## GARAGE/WORKSHOP 7.70m max x 5.25m max (25'3" max x 17'2" max )

This premium garage offers secure internal parking for 2-3 vehicles, featuring two up-and-over front doors that open into one large, versatile space. Equipped with lighting and power, it provides excellent potential for use as a workshop, storage area, or additional functional space to suit your needs. The property also has generous private parking within its curtilage at the side of the property.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: E

Rights of way: Part of the driveway is owned by East Ridge and the other it the right of access to other properties.

Broadband: Overhead/underground wire (not fibre)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

