

Milburys

SALES LETTING MANAGEMENT

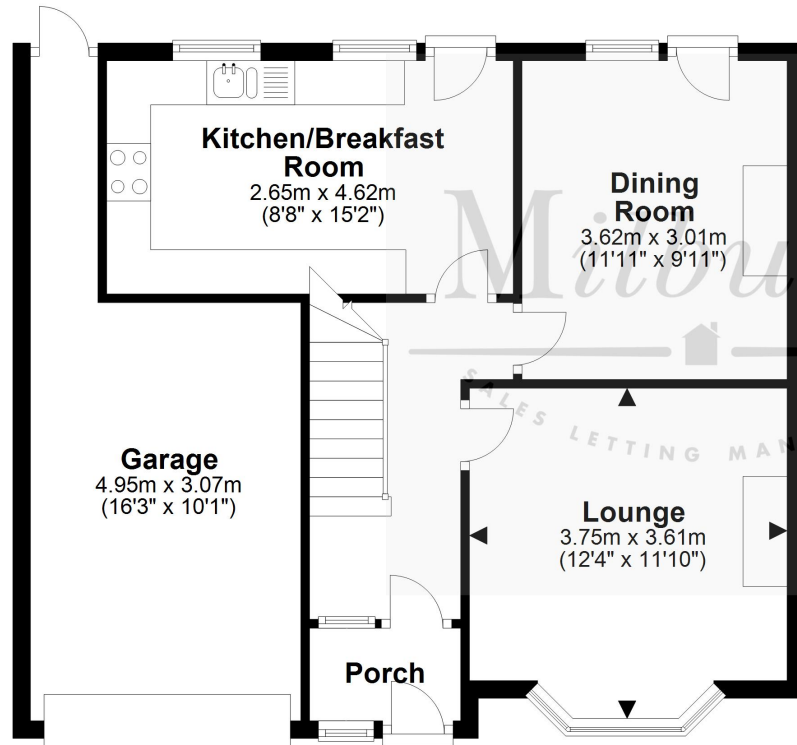


8 Merlin Haven, Wotton-under-Edge, Gloucestershire, GL12 7BA

£449,950

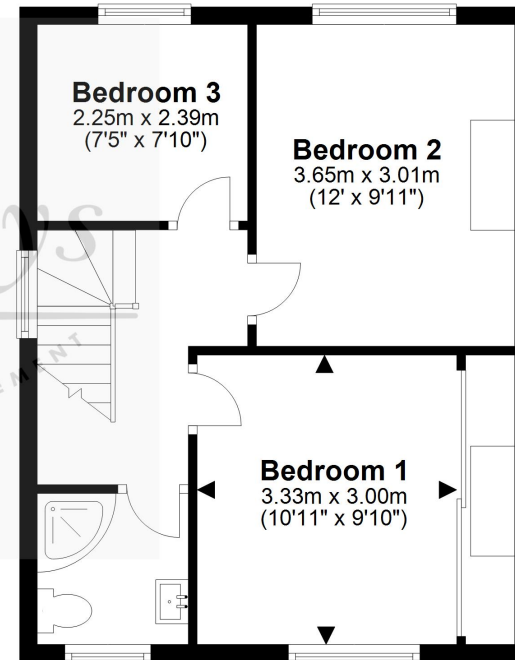
## Ground Floor

Approx. 63.0 sq. metres (677.9 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 101.8 sq. metres (1095.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



# 8 Merlin Haven, Wotton-under-Edge, Gloucestershire GL12 7BA

Walking distance from the high street of Wotton-under-Edge, and set back in the popular location of Merlin Haven, we present this stylish and well presented three bedroom, 1930's style home which has been beautifully refurbished by the current owner. On entering the property you are welcomed by a light and uplifting entrance hall with a modern glass porch, which leads you into the lounge with a beautiful bay window and modern wood burner to set the mood for those cozy nights at home. Leading on from the hallway you will find a stylishly restored kitchen and separate dining area complete with a feature fireplace and patio doors leading onto the newly landscaped garden which has been uplifted and made into a tranquil useable space. Upstairs you will find a landing with plenty of light, with three bedrooms; two doubles and one single. The upstairs is complimented by a newly refurbished and modern family shower room, built in wardrobe space and new décor throughout. Outside you will be welcomed by a new addition of an extended driveway, garage and some established planting beds to the front. This lavish property has been lovingly restored and is a perfect future family home with close links to Katherine Lady Berkeley school and local amenities on the doorstep, a rare gem in Wotton-under-Edge, not to be missed.

## Situation

Situated on the Cotswold Way, this charming character Market Town has an eclectic mix of local shops and businesses on its vibrant High Street. Golf courses, beautiful surrounding countryside plus access to Tetbury (approx 10.1 miles), Cirencester, Bristol and the M5 (Junction 14 is approx 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. The nearby Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two Primary schools. The town also boasts its own Cinema which dates back to the early 1900s and shows all modern releases! A fantastic location for those looking for easy motorway access for commuting, plus for exploring the Cotswold countryside which is on your doorstep.

## Property Highlights, Accommodation & Services

- 1930's Semi-Detached Home
- Sought-After Merlin Haven Location
- Beautifully Decorated Throughout
- Walking Distance High Street Amenities
- Three Bedrooms, Two Receptions
- Wood-Burning Stove
- Recently Landscaped Garden
- Garage And Parking
- Far-Reaching Views From First Floor Windows

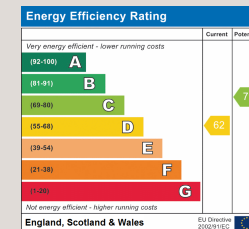
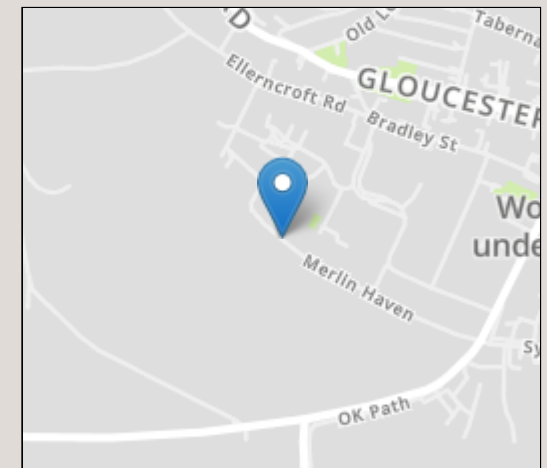
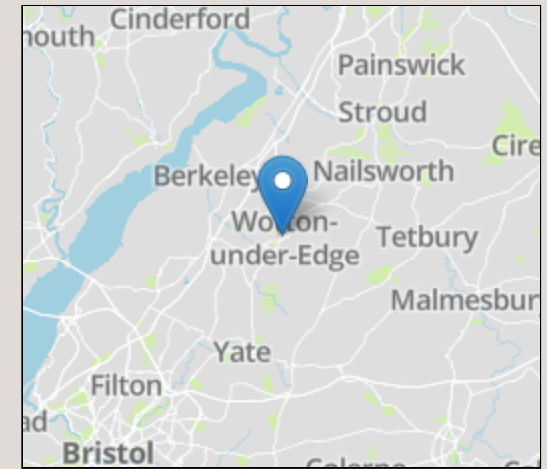
## Directions

Heading from Wotton-under-Edge High Street, head onto Bradley Street in the direction of Dryleaze, head straight ahead from Dryleaze onto Merlin Haven and turn right, you will find the property towards the end of Merlin Haven on the right hand side.

**Local Authority & Council Tax** - Stroud - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



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