



*Milburys*  
SALES LETTING MANAGEMENT

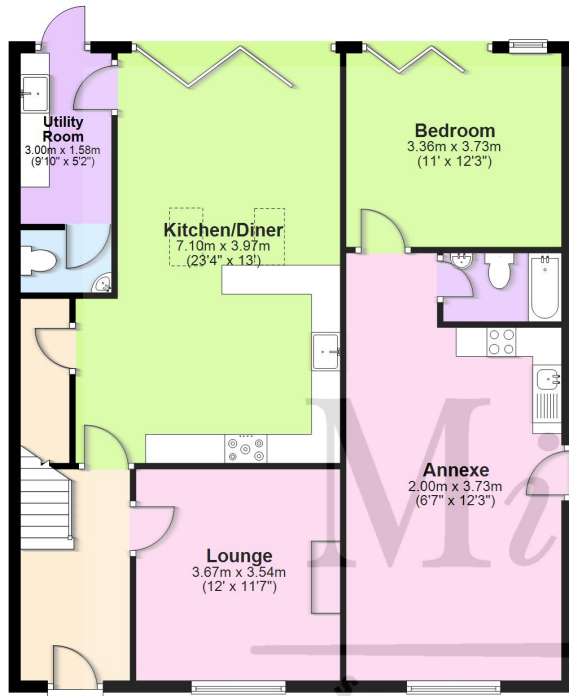
6 Wotton Crescent, Wotton-under-Edge, Gloucestershire GL12 7JZ

£635,000



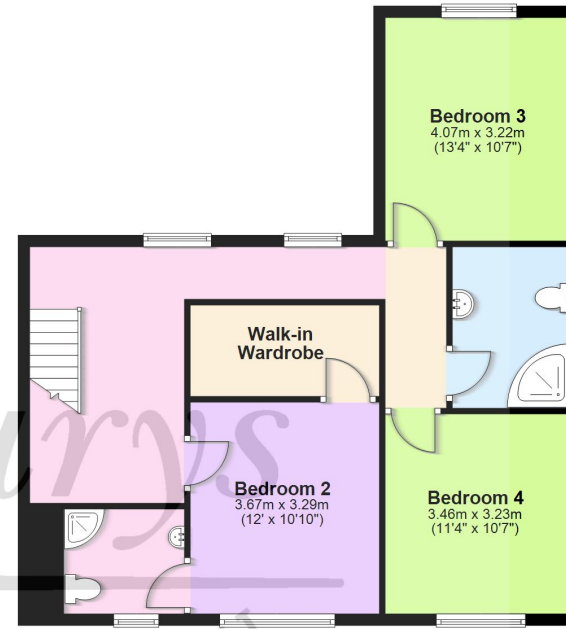
### Ground Floor

Approx. 102.0 sq. metres (1097.4 sq. feet)



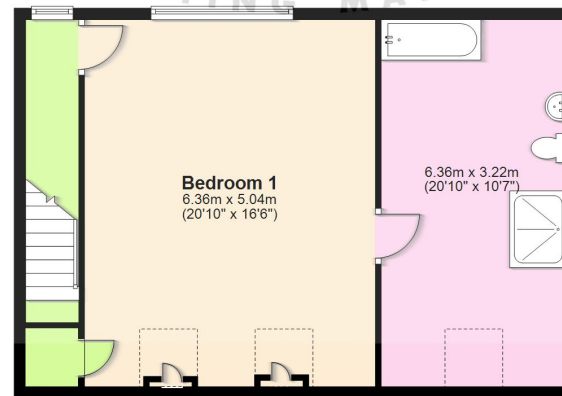
### First Floor

Approx. 71.3 sq. metres (767.4 sq. feet)



### Second Floor

Approx. 59.6 sq. metres (641.5 sq. feet)



Total area: approx. 232.9 sq. metres (2506.4 sq. feet)

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

# 6 Wotton Crescent, Wotton-under-Edge, Gloucestershire GL12 7JZ

This unique, newly renovated semi-detached home can be found in a desirable, private lane in Wotton-under-Edge, complete with a SELF-CONTAINED ONE-BEDROOM ANNEXE! Tucked away in an elevated position, this property offers privacy, stunning views, and spacious living, making it a must-see. Upon entering, you are welcomed by a bright and airy hallway setting the tone for the rest of the home. To the right, there is a beautifully presented lounge featuring a working fireplace - perfect for cozy evenings. The heart of the home is the stunning, contemporary kitchen/diner, designed with both style and functionality. Featuring sleek integrated appliances, it offers the perfect space for entertaining guests or enjoying everyday family life. Bi-folding doors open directly onto a sunny garden, seamlessly blending indoor and outdoor living. Additionally, there is a utility room, leading to a downstairs WC. Accessed from a separate exterior door, leads to the spacious one-bedroom annexe offering a wonderful addition to the property. Inside, you'll find a stylish, fully equipped kitchen, an airy lounge, and a sleek bathroom featuring a modern shower suite. The spacious one-bedroom annexe is a fantastic addition to the property! Accessed from a separate exterior door, the annexe features a stylish, fully equipped kitchen, an airy lounge and a modern shower suite. Whether you're looking to accommodate elderly relatives, give teenagers their own space, or generate additional income as a holiday let, this self-contained annexe offers excellent flexibility to suit a variety of needs. The first floor boasts three generous double bedrooms, each offering plenty of space and stunning views over the open countryside. Bedroom two benefits from a stylish en-suite shower room and a walk-in wardrobe, adding a touch of luxury and practicality. Also on this floor is the contemporary family bathroom, thoughtfully designed with both a walk-in shower and a separate bathtub - perfect for busy family life or winding down with a soak. Rising to the second floor, you will find the showstopping principal bedroom. This expansive space enjoys breathtaking views, offering a tranquil retreat. The large en-suite bathroom is equally impressive, fitted with both a bath and a walk-in shower, ideal for relaxing in comfort. The Easterly-facing garden backs directly onto open greenery, offering peace, privacy, and picturesque views. The patio seating area is perfect for al-fresco dining or enjoying sunny afternoons. An expansive driveway, offering ample off-street parking, is situated to the front with side access to the rear garden. Endless opportunities present themselves upon purchasing such a rare find, only a quick stroll to the Cotswold Way and the friendly community of Wotton-under-Edge.

## Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge (M5 J14 approx 5.1 miles) is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through, perfect for walkers. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit [wotton-under-edge.com](http://wotton-under-edge.com) for a wealth of further information.

## Property Highlights, Accommodation & Services

- Four Bedroom Semi-Detached Home With Off-Street Parking and Side Access to The Rear Garden
- Modern & Extended Family Home
- Just Over 2500 sq ft
- Four Double Bedrooms ( Two With Ensuites )
- Set Over Three Floors
- Newly Refurbished Four Bedroom Home In An Elevated Setting Offering Beautiful Views Over The Rooftops of Wotton-under-Edge
- Elevated Location With Stunning Views Across Wotton under Edge
- Fabulous One Bedroom Annexe- Double Bedroom With Patio Doors to Shared Garden , Generous Sized Open Plan Kitchen/Living Room
- Elegant Kitchen/Diner With Bi-folding Doors Onto The Rear Garden
- Stroud District Council - Band D

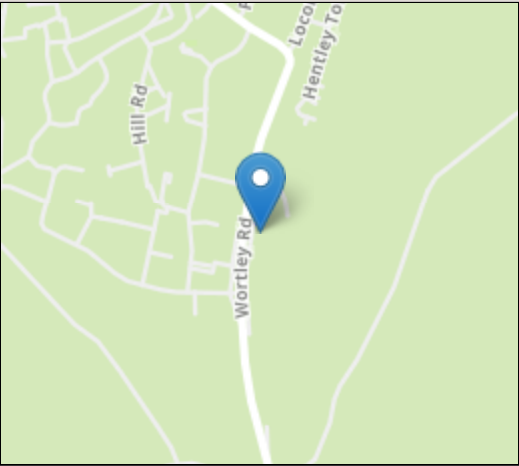
## Directions

Heading out of Wotton in the direction of Hillesley, continue along Wortley Road and into Wortley Terrace. Wotton Crescent is located on your left handside, just after the row of red bricked terraced cottages. You will find 6 Wotton Crescent towards the end of this private road on your left hand side.

**Local Authority & Council Tax** - Stroud District Council - Tax Band D

**Tenure** - Freehold

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



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