

The logo for Milburys, featuring the name in a white serif font on a dark blue background. A small white house icon is positioned below the name, centered between two horizontal lines.

Milburys

SALES LETTING MANAGEMENT



5 Elm Tree Cottages, Wortley, Wotton-under-Edge, Gloucestershire GL12 7QS

£299,995

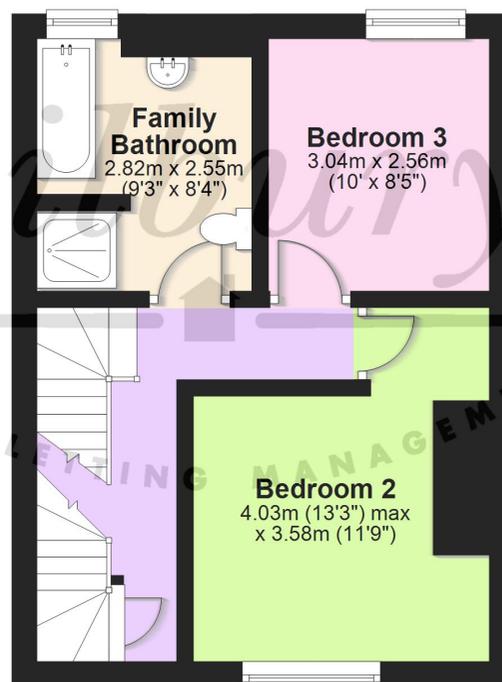
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.2 sq. feet)



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

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

5 Elm Tree Cottages, Wortley, Wotton-under-Edge, Gloucestershire GL12 7QS

Sitting abreast of the Cotswold Way, this endearing cottage is one of 7 attractive period homes hidden within the idyllic rural hamlet of Wortley. This home is seeking a new owner to add a modern touch throughout, while retaining its timeless character, featuring exposed stone walls and wooden beams. The home opens into a spacious lounge, complete with a front-facing window that introduces natural light into the room. Within the inglenook fireplace, there is a wood-burning stove that provides the heating to the radiators found throughout the home. Light collects in the adjoining dining room from French doors that blend indoor and outdoor spaces. Connecting is the kitchen with a wealth of space for appliances and groceries, enjoying a pleasant outlook. The first floor accommodates the family bathroom with some pretty exposed red brick and complete with a bath and a separate shower enclosure. There are two double bedrooms, with the larger enjoying a delightful period fireplace insert. Above, expansive views of the fields behind and beyond the property can be enjoyed from both the front and rear in the principal bedroom, which benefits from fitted wardrobes. Long, mature and established south-facing lawns extend from the back of the property, giving you a taste of rural living as you enjoy sitting on the patio. This home requires renovation and updating throughout, but it is perfect for those who appreciate character and countryside living. Offered for sale with NO ONWARD CHAIN!

Situation

Wortley is an attractive rural village in Gloucestershire with the Cotswold Way running through. It is approximately 1 mile from the market town of Wotton-under-Edge, offering an eclectic mix of independent retailers, two local High Street mini supermarkets, and cafes. Enjoy a movie at the independent cinema (dating back to 1911), which shows current and arthouse films with digital and 3D equipment! The M5 Junction 14 is approximately 6 miles, perfect for commuting to Bristol, Gloucester and Cheltenham, while Tetbury is approximately 10.7 miles. Primary education can be found nearby in Charfield, Tortworth, Hillesley and Wotton-under-Edge. The esteemed Katharine Lady Berkeley's Secondary School is situated in the nearby village of Kingswood. The A46 (via Hawkesbury Upton) is approximately 4.6 miles, providing easy access to Stroud, Cirencester and Bath.

Property Highlights, Accommodation & Services

- What3Words Location: indeed.leafing.pioneered
- No Onward Chain
- Renovation And Updating Required Throughout
- Long, Extensive and Mature South Facing Gardens Found To The Rear, With a Patio
- Radiators Heated Through a Wood Burning Stove and Emersion Heater For Hot Water
- Three Double Bedrooms
- Idyllic Rural Position Abreast of the Cotswold Way
- Character Features - Exposed Stone Walls, Inglenook Fireplace, Wooden Beams
- Lovely Views of Fields Behind and Beyond From The Front and Rear Aspect
- Stroud District Council Tax Band C

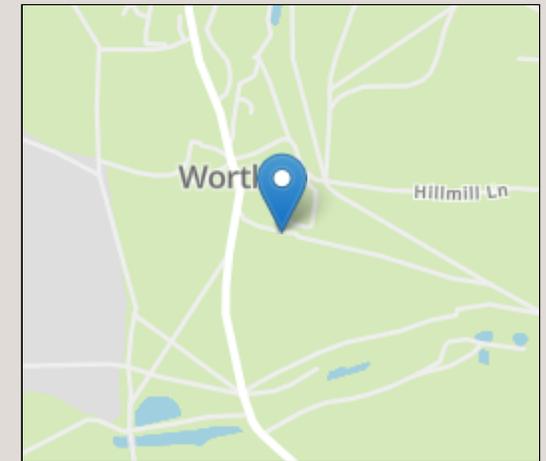
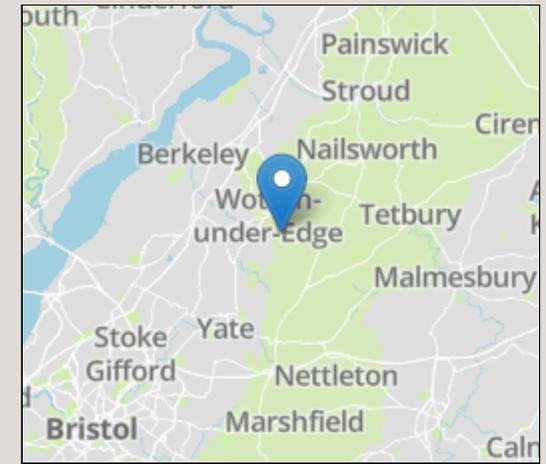
Directions

Leaving Wotton-under-Edge on Wortley Road, follow the road passing Hillman Lane. Elm Tree Cottages will be the next left depicted by a 'For Sale' board; the row of cottages is on your right-hand side.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk

