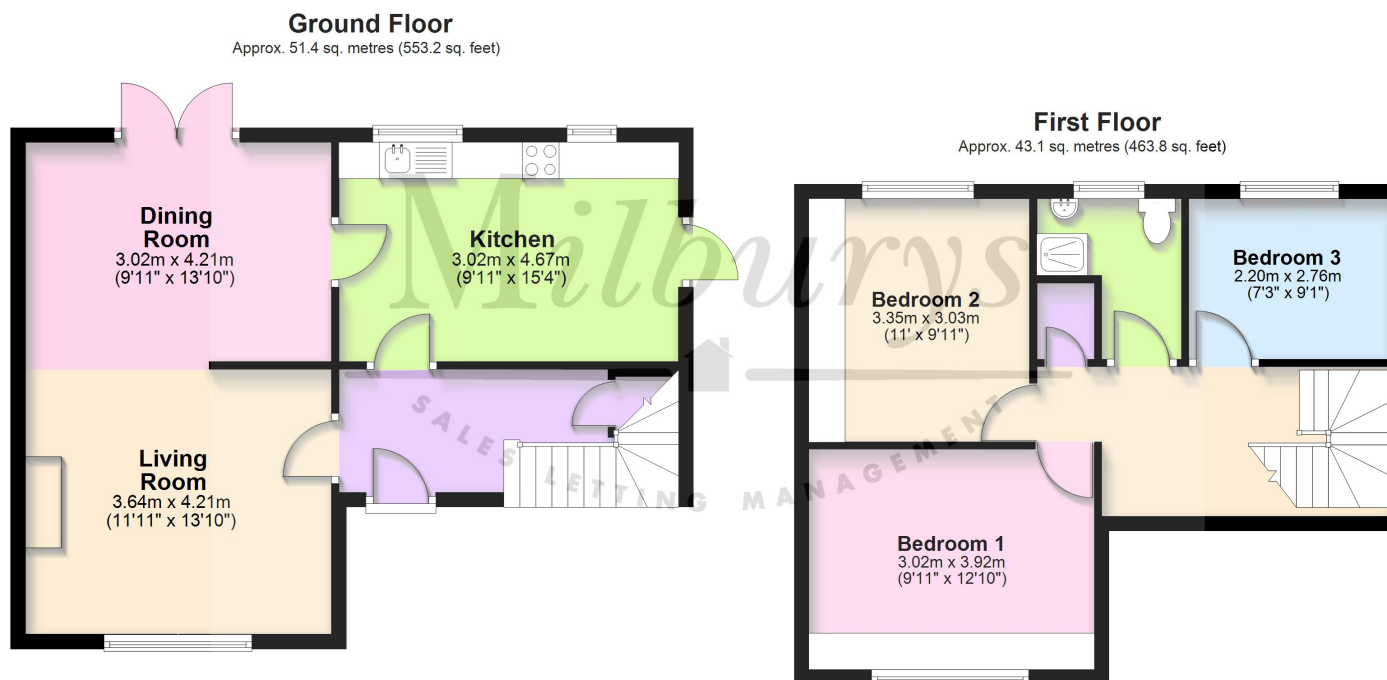






Total area: approx. 94.5 sq. metres (1017.0 sq. feet)

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



32 Fountain Crescent, Wotton-under-Edge, Gloucestershire GL12 7LD

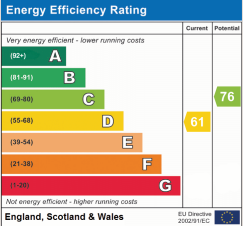
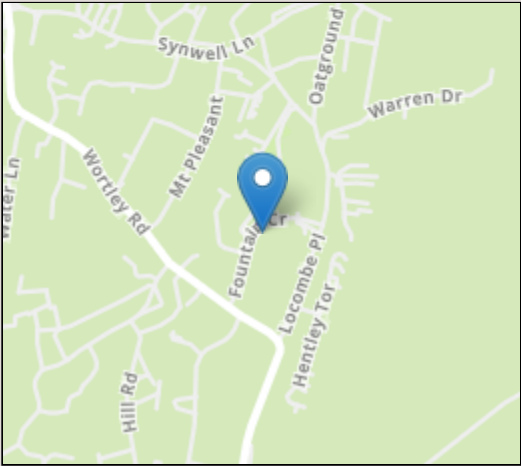
Offered for sale with NO ONWARD CHAIN is this deceptively spacious three-bedroom end of terraced home. Requiring updating, this home presents a fantastic opportunity to enter the property market, expand your portfolio or undertake your next project! The property is found a short walk from Wotton's amenities, rural rambles, private allotments, two primary schools and the prestigious Katharine Lady Berkeley's Secondary School. Set back from the road, a generous front garden is laid with lawn, bounded by mature hedgerows. There are excellent opportunities to create ample off-street parking, with a dropped kerb already in place. The light and airy entrance hallway contains understairs storage – excellent for hiding shoes and coats! Enjoy relaxing in the expansive, naturally well-lit dual aspect lounge/diner, benefitting from French doors to the rear garden, along with a working fireplace and chimney. The kitchen is generously proportioned with a secondary access to the rear garden. Upstairs, the accommodation is ample with two double bedrooms, a generous single and the family bathroom accessed from a good-sized landing. Expansive, mature gardens unfold to the rear. Upon completion, you aren't just unlocking a door, you're unlocking potential in buckets!

Situation

Known as the "Gateway to the Cotswolds," Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey in 2025. The High Street is lined with traditional stone buildings that house a variety of independent shops, cafés, a Tesco Express, a Co-operative mini-supermarket, The Falcon Steakhouse, and three public houses. The town is also home to the Ram Inn – a famous 13th-century public house now closed to visitors – as well as its own independent cinema, which has been operating since 1911. Junction 14 of the M5 lies approximately 5.1 miles away, offering convenient access for commuters to Bristol, Gloucester, and Cheltenham. Tetbury, home to the King's residence, is just 10.1 miles from Wotton-under-Edge. Around 7 miles away, Cam and Dursley Railway Station provides rail connections to both Bristol and Gloucester until the opening of Charfield Railway Station, expected in Spring 2027 - head to the South Gloucestershire Council website for further updates. For primary education, children can attend The British School or Bluecoat Primary School, with additional options available in nearby villages such as Charfield, Tortworth, and Hillesley. The prestigious Katharine Lady Berkeley's Secondary School is located between the neighbouring village of Kingswood and the outskirts of Wotton-under-Edge, making it easily accessible on foot. Visitors may discover this charming town while walking the Cotswold Way. Additional leisure activities include a golf club and a refurbished open-air swimming pool, which operates seasonally.

Property Highlights, Accommodation & Services

- NO ONWARD CHAIN • Three Bedroom End Of Terraced Home In A Cul-De- Sac Location, Set Back From The Road
- Requires Modernisation- Fantastic Potential To Make Your Own Mark
- Ample Accommodation - Two Double Bedrooms and One Generous Single
- Lounge/Diner With French Doors to Rear, Fireplace and Chimney • Ideal First Home or Investment
- Extensive Front And Rear Gardens With Side Access • Potential To Add Off-Street Parking
- Walking Distance to the Town's Amenities, 2 Primary Schools, Katharine Lady Berkeley's Secondary School and Rural Rambles
- Stroud District Council - Band B



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



