

Milburys
SALES LETTING MANAGEMENT

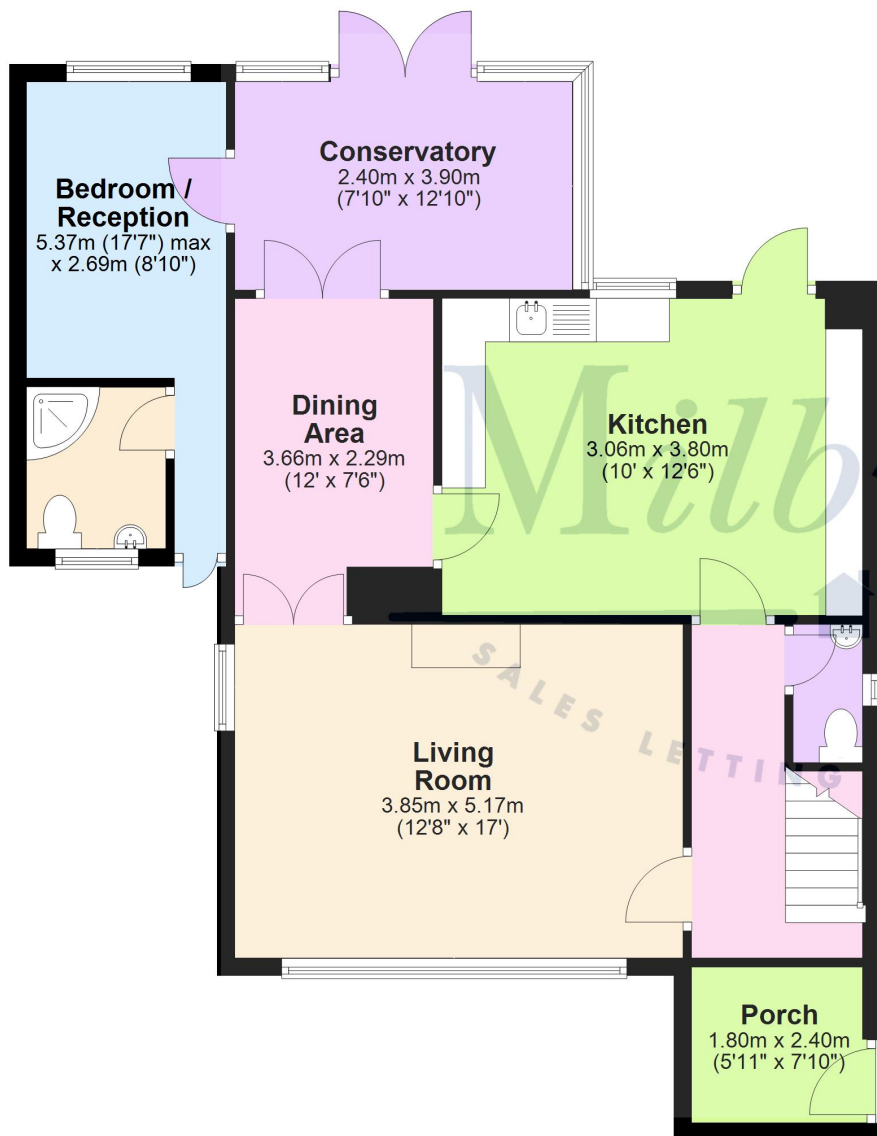


49 Parklands, Wotton-under-Edge, Wotton-under-Edge GL12 7LT

£575,000

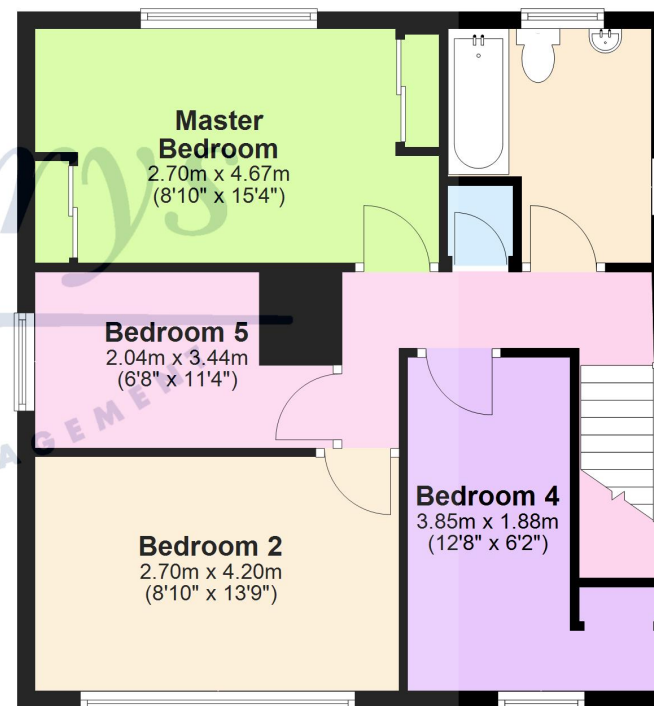
Ground Floor

Approx. 75.3 sq. metres (810.8 sq. feet)



First Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



Total area: approx. 130.0 sq. metres (1399.0 sq. feet)

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

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This lovely five-bedroom family home is positioned at the end of the peaceful estate of Parklands which is notable for its favourable position nestled between Wotton-under-Edge and the rural neighbouring hamlet of Coombe. This mature estate is memorable for its inviting feel offered by grass verges and the abundance of trees cleverly planted whilst being within walking distance to Wotton's historic High Street, Culverhay Survey, St Mary The Virgin Church and close proximity to the Cotswold Way inviting you on sunny afternoon adventures. Occupying a distinguished elevated position this property offers incredible views of Gloucestershire countryside and hilltops. Upon entrance, you encounter a very handy porch that leads through to the spacious entrance hallway. To the left, you are welcomed into the living room blessed by natural light from the sizable window, a feature fireplace and a mantle that offers a sense of character to this homely space. Double doors open to a well-appointed and light dining room allowing for a seamless flow when entertaining and light pouring from the conservatory which is of wooden construction. An additional room has been extended offering a versatile space which would make for the perfect bedroom - particularly as a teenager's retreat - with a shower room and access to the rear garden. A Smart modern kitchen and downstairs WC complete this floor. Upstairs a light landing leads through onto two double bedrooms and two single with the master bedroom and bedroom four accompanied by useful built-in storage. A tastefully decorated bathroom and a landing cupboard complete this floor. The tranquil and private rear garden is the perfect place for little ones to enjoy playing games whilst you bask in the summer sun from the patio seating area or potting some plants. The property is served by a private driveway with ample parking, a single garage with power and lighting and a gas central heating. This detached home has been well-loved and looked after by the current occupants of the past 29 years. It is perfect for someone who wants to add their own touch to a family home.

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. It even has its own cinema!

Property Highlights, Accommodation & Services

- 5 Bedroom Detached House Situated In a Quiet Cul-De-Sac Setting
- Ample Driveway Parking
- Feature Fireplace In Living Room
- Close Proximity to Country Walks and The Beautiful Cotswold Way
- Gas Central Heating And UPVC Double Glazing
- Tandem Single Garage
- Downstairs WC
- Private And Enclosed Rear Garden
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council - Band F

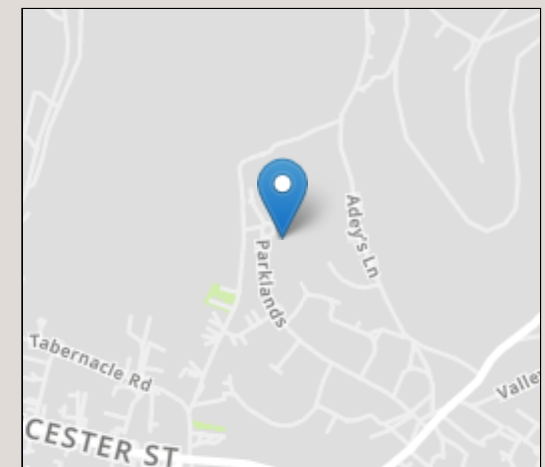
Directions

On entering Wotton-under-Edge from the direction of Charfield (B4058) - proceed along Bear Street, and turn right at the T junction into Old Town. At the War Memorial, turn left into Coombe Road, Parklands will be a short distance on your left hand side. Number 49 can be found on the right hand side at the end of the estate.

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

Tenure - Freehold

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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





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