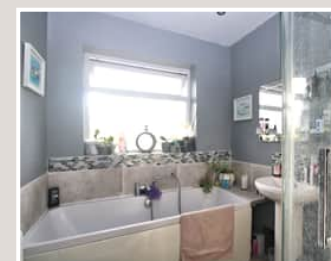
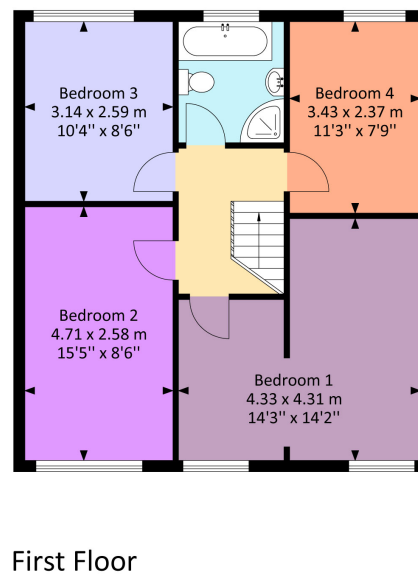
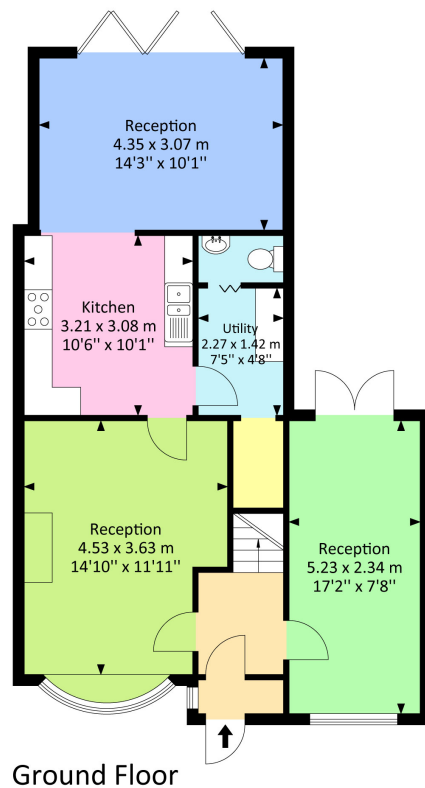




80 Bearlands, Wotton-Under-Edge, GL127SB  
 Internal Area (Approx)  
 120.60 Sq.M / 1298.30 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus





# 80 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

Come and view this highly desirable property set in the popular development of Bearlands, close to local amenities, Wotton High Street and within catchment area of highly sought after schools. This four bedroom extended semi-detached home is well presented throughout and is well adapted for family living. Inside, the entrance hall leads to a light and airy living room complete with bay window and a feature fireplace. To the rear of the property is an impressive kitchen and adjoining spacious dining room, boasted with wonderful views out through the patio doors to the garden and fields beyond. This is a fantastic space and certainly the heart of the home. The ground floor is further enhanced by a useful utility space and an generous sized office (converted garage). Moving upstairs the accommodation is ample with four double bedrooms, and the principal bedroom benefits from fitted wardrobes. There is also a smart modern bathroom with bath and shower overhead. Outside, the rear garden is incredibly inviting, south facing, mainly laid to lawn and decking, and even a hot tub to relax in whilst admiring the uninterrupted views. Further benefits include gas central heating, double glazing and driveway parking. In short, a superb family home with so much to offer. We envisage this property to sell fast, so please book in your viewing with the Wotton under Edge office today.

## Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure and for those with a flair for antiques and collectables, why not visit the Wotton Auction Rooms!

## Property Highlights, Accommodation & Services

- Semi Detached Family Home
- Four Double Bedrooms
- Katherine Lady Berkeley School Catchment Area
- Open Plan Kitchen/Dining Room With Patio Doors To Garden
- Rear Garden Complete With Hot Tub And Amazing Viewings Across The Fields
- Light And Airy Living Room
- Utility Space And Separate Office/Study
- Driveway Parking
- Stroud District Council - Band C

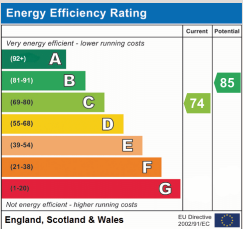
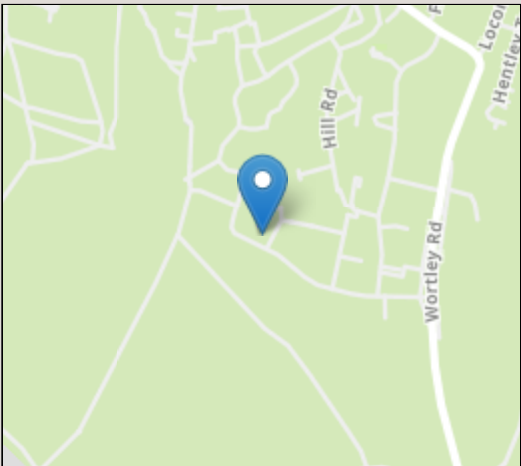
## Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Follow Wortley Road, continuing around the sharp right hand bend. Continue into the road of Bearlands on your right and follow the street until you get to 80 Bearlands on your left hand side.

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

## Tenure - Freehold

## Contact & Viewing - Email: mil\_wottonsales@milburys.co.uk Tel: 01453 842666



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