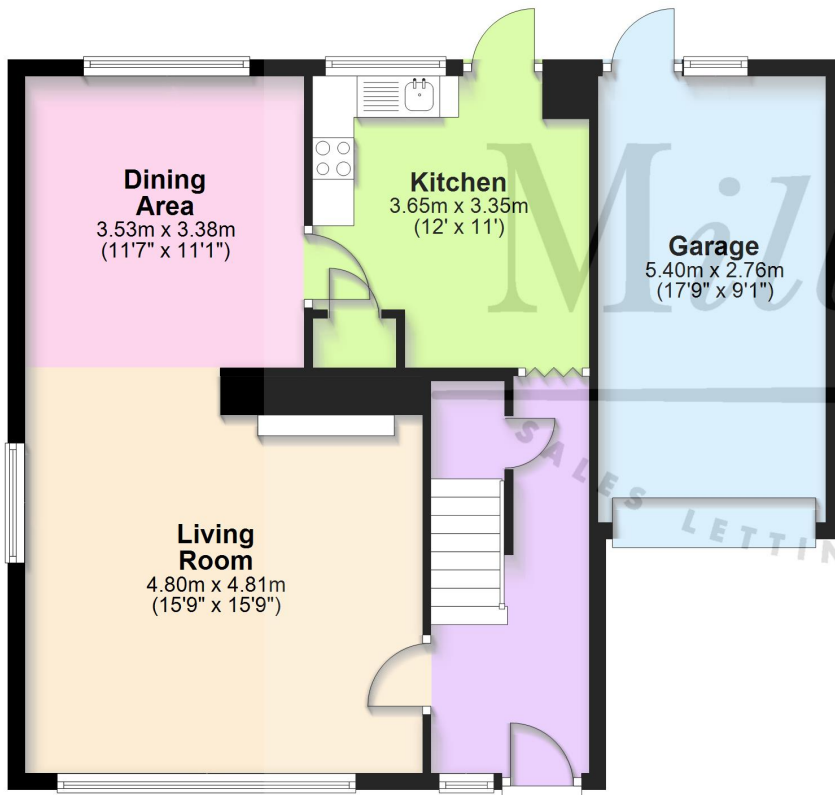




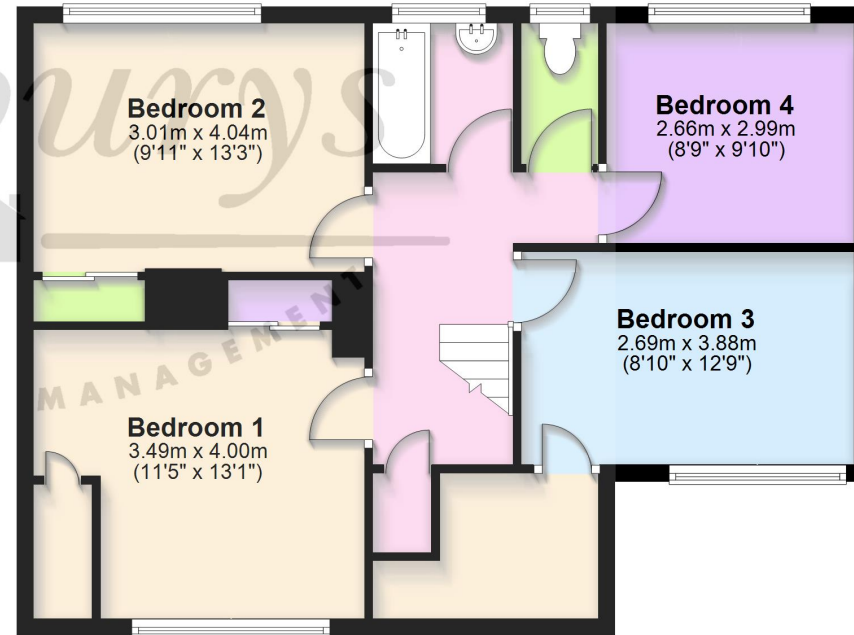
Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 139.6 sq. metres (1502.1 sq. feet)

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

78 Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

Parklands is a tranquil and established estate, notable for its grass-lined verges, hilltop views and close proximity to local amenities. Within a short walk, you will find 2 primary schools, Katharine Lady Berkley's Secondary School, Culverhay Doctor's Surgery, St Mary the Virgin Church and picturesque Cotswold Way. Tucked away at the end of a peaceful cul-de-sac sits this four-bedroom detached home, ripe for renovation and modernisation – a perfect blank canvas to create your ideal family home! The bright and welcoming entranceway includes useful understairs storage. To the left is an impressively spacious lounge/diner slightly partitioned by a central chimney breast with an electric fireplace and stone hearth. Large, dual aspect windows flood the room with natural lighting. At the rear, the kitchen provides access to the rear garden. Upstairs, a generous landing leads to four double bedrooms and the main bathing facilities with a separate toilet. The master bedroom enjoys two built-in storage cupboards and delightful views towards the church and front aspect. The second bedroom also benefits from a fitted wardrobe, while the third conceals a surprisingly large eaves storage housing the Worcester gas boiler, but perfect scope for an en-suite. Outside, the rear garden is bordered by flowerbeds, offering an extensive lawn perfect for children to play, or summer entertaining on the patio. A single garage offers further practicality with potential to convert into an additional reception room – subject to necessary consents. Owned by the same family since construction, this home now presents an exciting opportunity to make it your own, offered with NO ONWARD CHAIN.

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

- Impressive Detached Family Home At the Head of a Quiet Cul-de-Sac Location
- Spacious Eaves Storage - Potential to Become an En-suite or Walk-in Dressing Room
- Ripe For Modernisation And Personalisation Throughout
- Four Double Bedrooms - Principal & Second Bedroom With Fitted Wardrobes
- One Owner From New and Offered With No Onward Chain!
- Generous Rear Garden With Off-Street Parking, Single Garage and Driveway Parking
- Short Walk From Schools, Shops, St Mary the Virgin Church and Culverhay Surgery
- Spacious Lounge/Diner With Electric Fireplace, Delightful Dual Aspect from Generous Windows
- Sought After Location of Wotton-under-Edge • Stroud District Council Tax Band E

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 78 can be found by taking the second turning and proceeding to the very end.

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

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