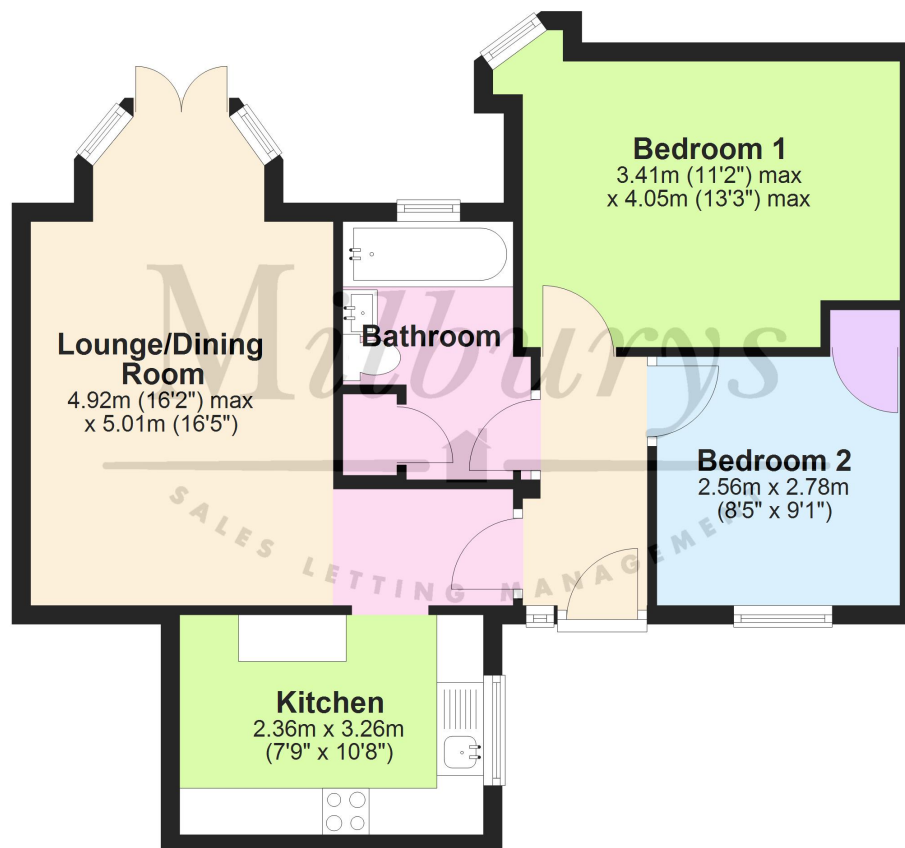






## Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Total area: approx. 56.2 sq. metres (604.8 sq. feet)

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



# Flat 7, Lyley House, 6, Bradley Street, Wotton-under-Edge, Gloucestershire GL12 7AP

Offered with NO ONWARD CHAIN! Found a short, level walk from Wotton's High Street, you will find this charming two-bedroom bungalow occupying a distinguished position within the grounds of Lyley House - a prominent Grade II Listed Building. Secreted away, this bungalow is one of only two, with its own private entrance to the dwelling, which opens into an entrance hall providing access to the entire home. The right wing of the home contains the main sleeping accommodation with two double bedrooms - the principal a generous size with a pretty overlook of the garden, while the second boasts built-in storage. There is also a recently updated, modern family bathroom with a generous airing cupboard - perfect for hiding the towels! Found within the left wing of the property, there is a well-appointed kitchen complete with a window offering a view of the front aspect, introducing natural lighting into the space. Complete with integrated appliances such as a dishwasher, oven and the hob while also housing the gas boiler. Venturing further into the property, you encounter a well-proportioned living room. This space is perfect for relaxing on an evening and enjoying the company of friends and family, with recently renovated double doors opening onto its own small terrace with a patio and small lawn complete with a cherry tree. For a larger green space, the property has access to the shared communal lawn of Lyley House at the very rear, accessed by a pedestrian pathway. The property owns two single garages that are accessed from Westfields - great for storage or potential rental income. This semi-detached bungalow can be Ideal for your first-time buy, and with some minor adjustments, access to the residence can be made wheelchair-friendly.

## 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.

## Property Highlights, Accommodation & Services

- Unique Semi-Detached Bungalow Within The Grounds Of A Prominent Grade II Listed Building (Listing Applies)
- Offered with NO ONWARD CHAIN!
- Two Single Garages - Perfect Rental Income Opportunity!
- Short, Level-Walk To The Wotton-Under-Edge High Street
- Two Double Bedrooms - Bedroom Two With Built-In Storage
- Well-Proportioned Living Room With Recently Renovated Double Doors Opening Onto The Property's Own Garden
- Small Garden Comprising Patio And Lawn, With A Cherry Tree And Use Of Generous Communal Lawns
- Well-Appointed Kitchen With Integrated Appliances
- Recently Updated Modern Family Bathroom With Generous Airing Cupboard Storage
- Stroud District Council - Band C

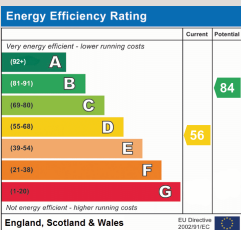
## Directions

Driving into Wotton-under-Edge from the B4508, you will proceed onto Haw Street. Take the fourth left onto Bradley Street, Lyley House is the second building on the left. Parking can be accessed to the rear of the property from Westfields, which is the first road leading from Bradley Street on your left, taking a further left turn to a rank of garages.

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

**Tenure** - Leasehold Share of Freehold

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



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