

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



132 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

£419,000

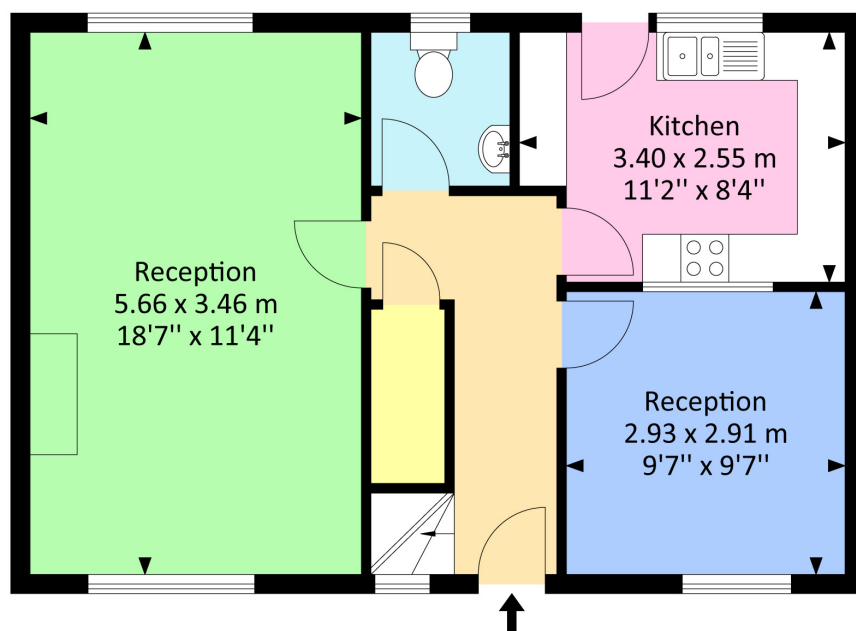
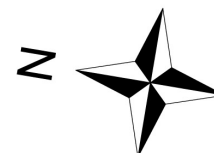
132 Bearlands, Wotton-Under-Edge, GL127SB

Internal Area (Approx)

96.20 Sq.M / 1035.70 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

132 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

This fabulous detached home offers fantastic family accommodation in a great setting. Situated at the end of a cul-de-sac with no through traffic, convenient for local schools and popular countryside walks, sitting in an elevated position with wonderful views over Wotton-Under-Edge. Stepping through the front door you will be greeted with a bright entrance hall with cloakroom to the rear. To the right you will find the dining room which is light and airy being partially open to the kitchen. The kitchen is smart and fitted with solid oak work surfaces, integrated electric double oven and hob and a very pleasant outlook over the rear garden, plus there is scope for adding an extension. Occupying the left side of the ground floor you will find a generous sized living room with dual-aspect windows. Moving upstairs there are four good-sized double bedrooms, with the front aspect boasting great views over Wotton Under Edge, whilst bedrooms 1 and 2 are both further enhanced with fitted wardrobes. A smart family bathroom with shower and bath complete the upstairs. Moving outside, you will discover exceptional garden space. The garden wraps around the house, comprising lawn, mature flower beds, patio, an orchard area (apple, pear and cherry trees), raised beds and a well-positioned elevated seating area to catch the summer's evening sun. A gardener's delight! To the front, the house is set back from the road with a generous front garden setting, single garage (with external power and lighting) and drive way. Practical benefits include double glazing and gas central heating. This superb family home has so much to offer, be sure to book your viewing with the Wotton Under Edge Office. Highly recommended!

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. 5.1 miles 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

- Detached Family Home Presented To High Standards
- Cul-de-sac Position With Footpath to Wotton Under Edge- Convenient For Schools and the High Street
- Four Double Bedrooms- Two With Fitted Wardrobes
- Light and Airy Dining Room Partially Open To Kitchen
- Single Garage And Off-Street Parking
- Kitchen With Solid Oak Work Surfaces
- Downstairs Cloakroom
- Dual Aspect Living Room Of A Generous Size
- Fantastic Garden On All Four Sides Of The House With Lawn, Patio And Fruit Trees
- Stroud District Council - Band D

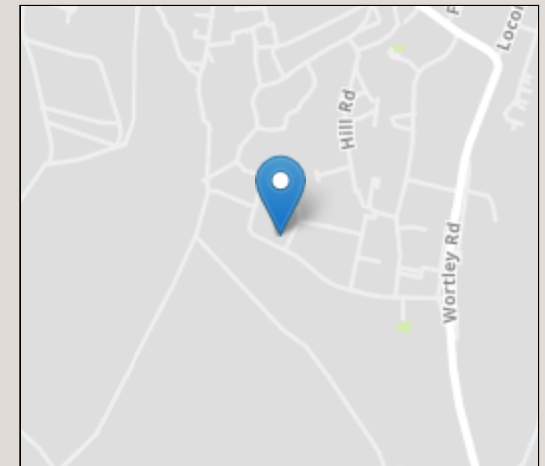
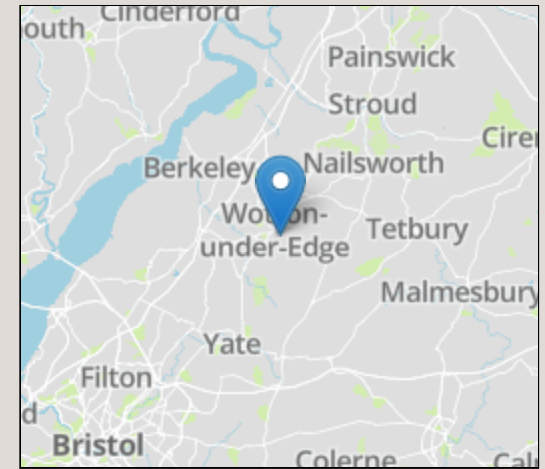
Directions

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, then turn right into Bearlands. Follow the road down the hill and around to your right. Keep bearing to your right and 132 Bearlands will be found straight ahead in an elevated position at the end of the cul-de-sac.

Local Authority & Council Tax - Gloucestershire - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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 Director General	81

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