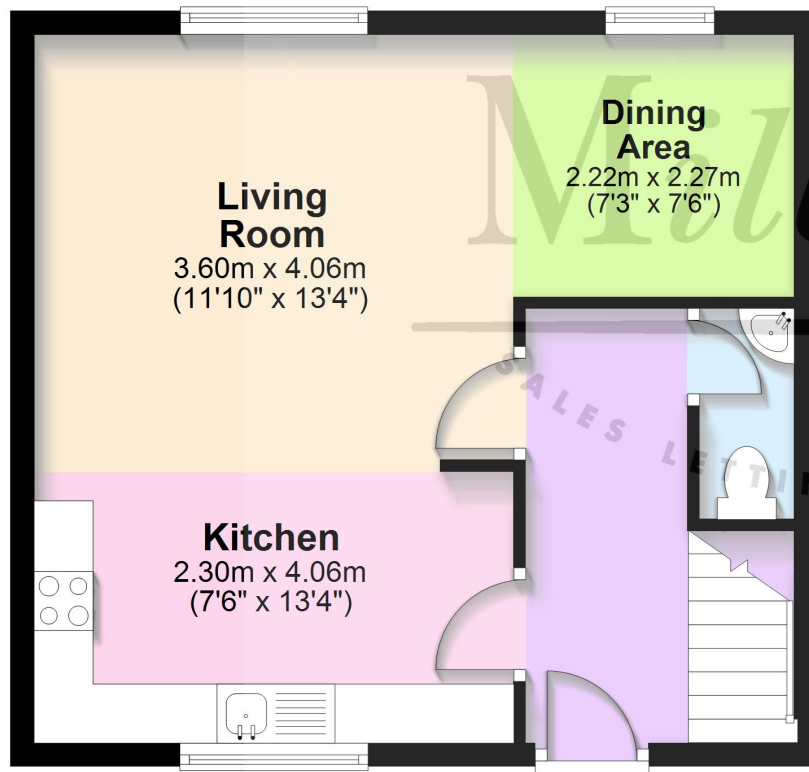




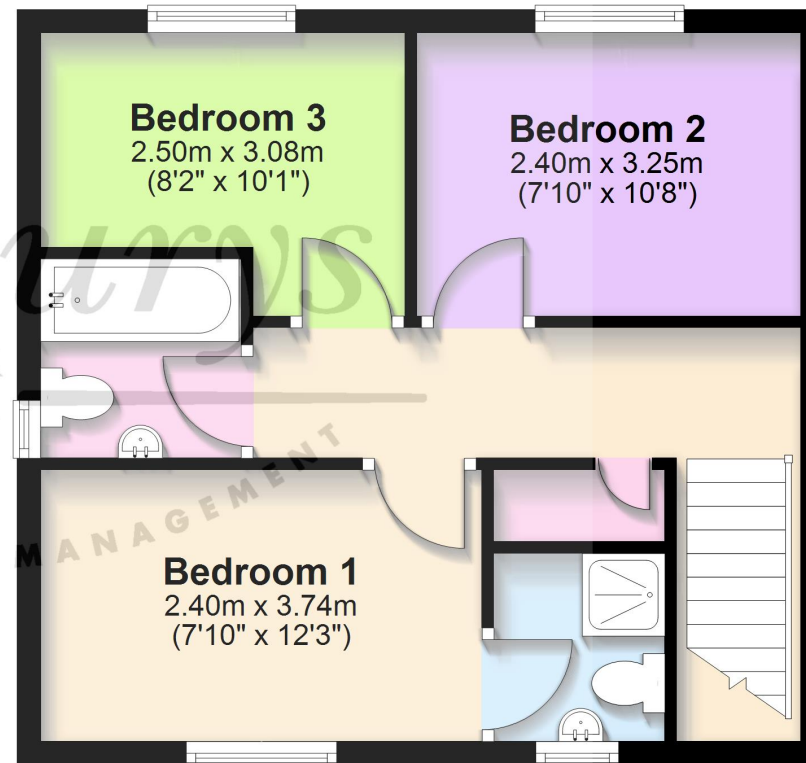
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.7 sq. feet)

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

1 Canons Court Mews, Bradley Green, Wotton-under-Edge, Gloucestershire GL12 7PN

Take in picturesque Cotswold hilltop views from this attractive mews-style property with its charming stone façade. Situated in a beautiful semi-rural location, surrounded by green space, within close proximity of Wotton-under-Edge, North Nibley and Kingswood. The home is adapted with a sociable, open-plan flow to the ground floor. A well-appointed entrance hallway houses a practical WC with the spacious kitchen opening to your left. This follows through into the lounge-diner spanning the length of the property - the perfect place to unwind after walking on the nearby Cotswold Way! Rising the stairs, the landing opens onto three bedrooms – two doubles and one single – and the modern family bathroom. The principal bedroom benefits from its own en-suite shower room. This property is classed as holiday accommodation; as such, the owner may stay for up to 28 consecutive days. After that, they must leave the property for at least one night – between sunset and sunrise – before they can return. Choosing this property, you retain character with a modern design and the true Cotswold feel, offered with no onward chain.

Situation

Bradley Green is a beautiful rural location on the outskirts of Wotton-under-Edge, approximately 1.5 miles, and very much within walking distance. Wotton under Edge offers an array of independent retailers, a Co-operative mini supermarket and a Tesco Express, with the Cotswold Way running through the heart of the town. The town also benefits from two GP practices, a dental surgery and an optician. The adjoining village of North Nibley, around 1.9 miles away, is well known for the historic Tyndale Monument, while Kingswood lies approximately 1.3 miles from Bradley Green. Junction 14 of the M5 is about 4.5 miles away, providing excellent access to Gloucester, Cheltenham and Bristol. Rail connections are available at Cam & Dursley Station (circa 6.7 miles) and Yate Station (circa 10 miles), both offering routes to Bristol and Gloucester. Primary education options include Bluecoat Primary School, The British School, and Kingswood Primary School, to name a few. For secondary education, Bradley Green falls within the catchment area for Katharine Lady Berkley's School. Bradley Green offers a serene countryside setting while remaining a short distance from many charming Cotswold locations.

Property Highlights, Accommodation & Services

- No Onward Chain
- Close Proximity To Wotton-Under-Edge, North Nibley, Charfield, Kingswood and Junction 14 of the M5
- Attractive Mews-Style, Three-Bedroom End-Terraced Home
- En Suite Shower Room, Family Bathroom Plus Downstairs Cloakroom
- Allocated Off Street Parking
- Open Plan, Sociable Kitchen/Dining/Living Room
- Fabulous Views On The Outskirts Of Wotton under Edge
- Currently Classed As Holiday Accommodation - 28 Day Occupation
- Mains Drainage, Gas Central Heating And Double Glazing
- Beautiful Semi-Rural Position With Cotswold Hilltop Views

Directions

From the High Street in Wotton-under-Edge, head straight across into Bradley Street, follow the road right to the top, and turn left into Bradley Road and then turn left down to Bradley Green, at the T junction turn right and the property can be found a short distance along on the left.

Local Authority & Council Tax - Stroud District Council - Tax

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





