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SALES LETTING MANAGEMENT

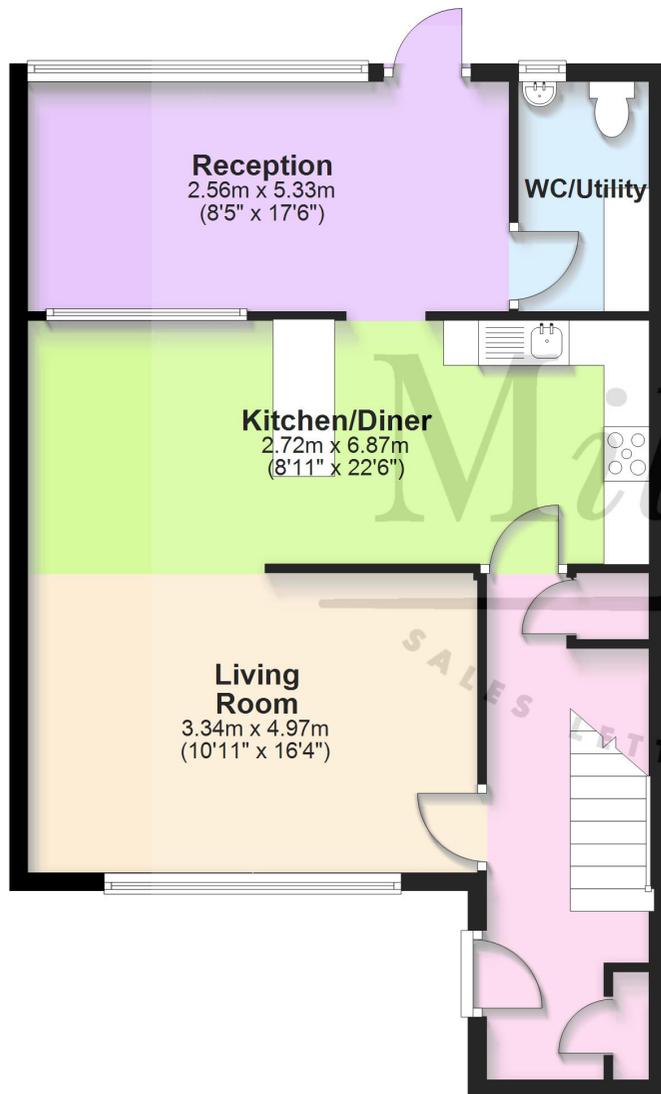


2 Parklands, Wotton-under-Edge, Gloucestershire GL12 7LT

£425,000

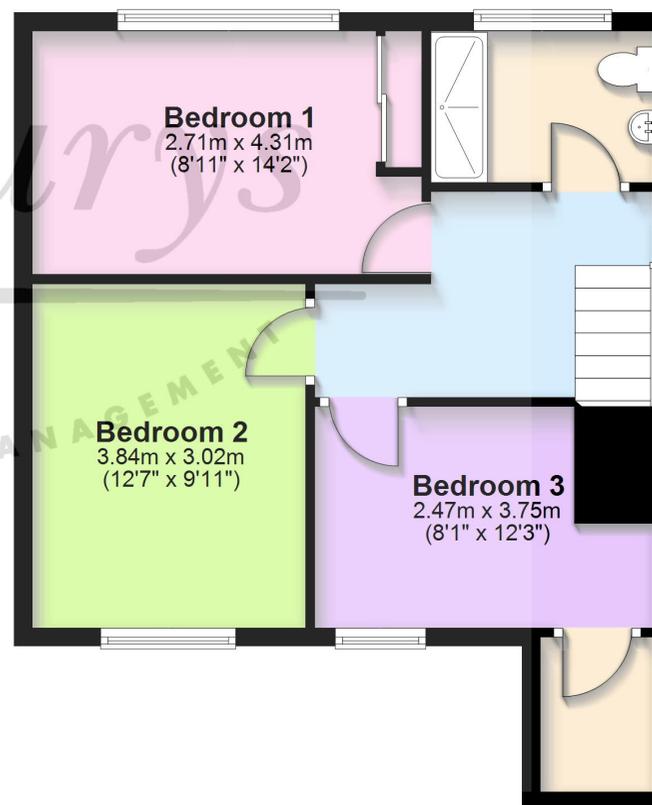
Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 112.6 sq. metres (1212.0 sq. feet)

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

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Nestled a moment's walk from Wotton's High Street before the neighbouring hamlet of Coombe, this exquisite terraced home sits at the head of the mature Parklands estate overlooking extensive grass-lined verges. You're welcomed into the home by a well-appointed central hallway that seamlessly connects the property's ground and first floors. Most notably, the windows span the width of the living room, bathing the space in plenty of natural lighting from the southerly-facing aspect. The home boasts a beautiful open plan design, following through to the kitchen/dining room. Tastefully upgraded to a high specification, this is a great space to cook family meals with the sociable flow created by the breakfast bar – perfect for casual entertaining. Connecting is an open, insulated conservatory space that offers an extension of the home. This versatile space is perfect for a family/play room with a conjoined WC and utility space. Upstairs houses three double bedrooms - all of great proportions and plenty of natural lighting - and a tastefully designed shower room. The third bedroom benefits from a secondary, fully enclosed space, currently utilised as a gaming room; however, it could be transformed into an en-suite for guests or a walk-in wardrobe. The rear garden is perfect for pooches, children and entertaining, mainly laid to lawn with mature shrubs to either side. A patio extends from the property, inviting summer barbeques or winter fire-pits with friends. Accompanying the property is a detached single garage with power and lighting, offering a great storage space! Found in a sought-after location, blending current modern living and a high specification finish, just turn the key and move your furniture in!

Situation

Known as the "Gateway to the Cotswolds," Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey in 2025 (<https://www.gazetteseries.co.uk/news/25577652.wotton-under-edge-happiest-place-live-gloucestershire/>). The High Street is lined with traditional stone buildings that house a variety of independent shops, cafés, a Tesco Express, a Co-operative mini-supermarket, The Falcon Steakhouse, and three public houses. The town is also home to the Ram Inn – a famous 13th-century public house now closed to visitors – as well as its own independent cinema, which has been operating since 1911. Junction 14 of the M5 lies approximately 5.1 miles away, offering convenient access for commuters to Bristol, Gloucester, and Cheltenham. Tetbury, home to the King's residence, is just 10.1 miles from Wotton-under-Edge. Around 7 miles away, Cam and Dursley Railway Station provides rail connections to both Bristol and Gloucester until the opening of Charfield Railway Station, expected in Spring 2027 (<https://beta.southglos.gov.uk/charfield-train-station/>). For primary education, children can attend The Great British School or Bluecoat Primary School, with additional options available in nearby villages such as Charfield, Tortworth, and Hillesley. The prestigious Katharine Lady Berkeley's Secondary School is located between the neighbouring village of Kingswood and the outskirts of Wotton-under-Edge, making it easily accessible on foot. Visitors may discover this charming town while walking the Cotswold Way. Additional leisure activities include a golf club and a refurbished open-air swimming pool, which operates seasonally.

Property Highlights, Accommodation & Services

- Thoughtfully Renovated Three Bedroom Mid-Terraced Home In A Highly Sought-After Location in Wotton-under-Edge
- Three Double Bedrooms With Additional Enclosed Space - En-Suite Potential, Teenager's Den or Walk-in Wardrobe
- Downstairs Utility Area with Spacious Downstairs Cloakroom
- Insulated Conservatory Space - Perfect For a Family/Play Room Onto The Garden
- Detached Single Garage and Driveway Parking
- Generous Sized Garden with Patio Seating Area and Rear Access
- Walking Distance To Wotton High Street And The Cotswold Way
- Gas Central Heating And Double Glazing
- Stroud District Council - Band D

Directions

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