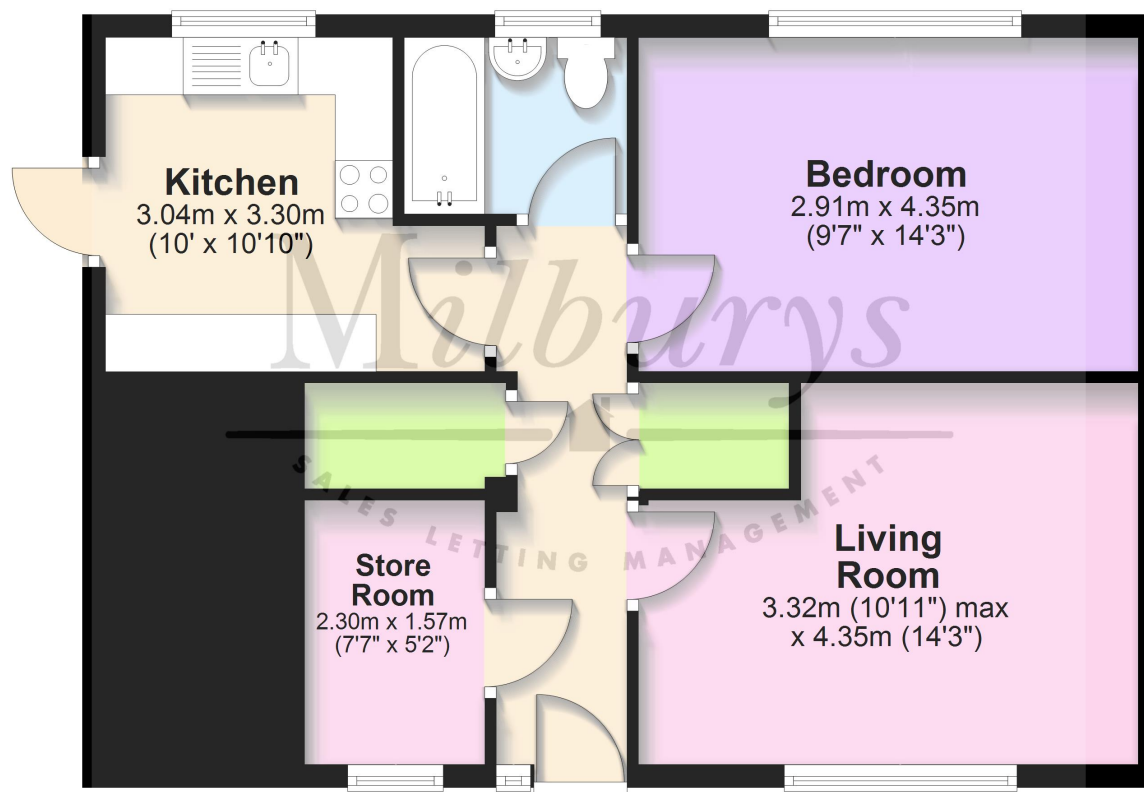




Ground Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



Total area: approx. 59.0 sq. metres (634.8 sq. feet)

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



38 Westfields, Wotton-under-Edge, Gloucestershire GL12 7AW

No onward chain - A short, level stroll from Wotton's High Street, you will find this one-bedroom apartment presenting a great purchasing opportunity. Only one of two properties in the building, the apartment is found on the ground floor with its own private entranceway. There is a cosy lounge, with a front-facing window bathing the space with natural lighting. With some finishing touches, the room offers a bespoke media wall - maximising floorspace while adding a modern and warm touch to the home. The kitchen is a good size, housing an array of wall and base cabinetry. For convenience, there is a separate door leading you to the side of the property, enabling access to the rear garden. A patio space presents great opportunities for al-fresco dining and entertaining, with lawn laid to the side. The spacious double bedroom is perfect for a single occupant or couple, with a pleasant outlook through a UPVC window to the rear. There are two generous storage cupboards contained in the central hallway, and a 'spare room' which presents a perfect opportunity for an office, with a window to allow lighting from the front aspect, which is primarily laid with lawn. The property is complete with parking and suited to those looking to add their own mark and transform a property into their home.

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

- No Onward Chain - First Time Buyer/Investment Opportunity
- Ground Floor Apartment
- Off-Street Driveway Parking
- Lounge Attracting The Morning Sun And Bespoke Media Wall Units
- Close proximity to beautiful countryside and the Cotswold way
- Short Level Walk to High Street Shops
- Spacious Double Bedroom
- Garden With Patio Seating Area And Lawn Beside
- Storage/Spare Room - Perfect For An Office
- Council Tax Band A Stroud District Council

Directions

Travelling into Wotton-under-Edge from the south along the B4058, after passing the Chipping Surgery on your right, take the first left hand turn into Westfields. Turn left again and you will find number 38 towards the end on your left handside.

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

Tenure - Leasehold

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



