

Milburys
SALES LETTING MANAGEMENT

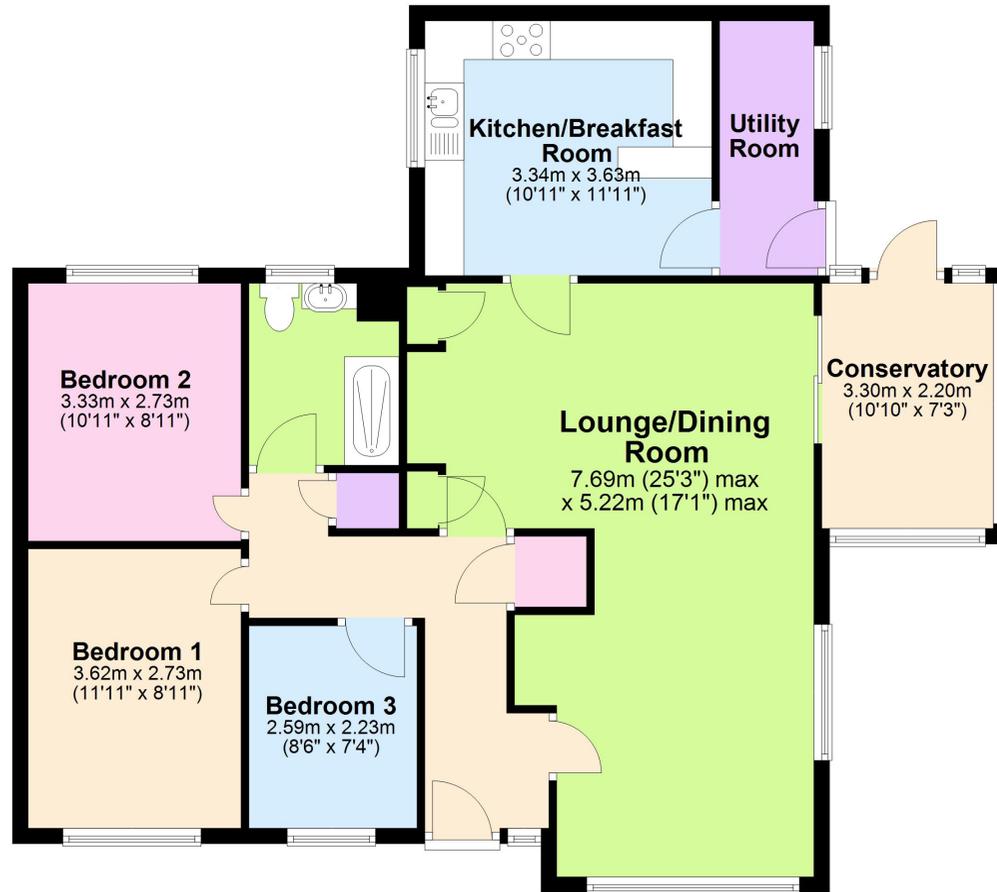


6 Beechwood Grove, Wotton-under-Edge, Gloucestershire, GL12 7NH

£420,000

Ground Floor

Approx. 96.9 sq. metres (1043.2 sq. feet)



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

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



6 Beechwood Grove, Wotton-under-Edge, Gloucestershire GL12 7NH

Nestled in its own distinguished grounds in a sought-after location of Wotton-under-Edge this charming three-bedroom bungalow can be found towards the end of Beechwood Grove with incredible, far-reaching views of rolling Cotswold hilltops creating the perfect sanctuary to escape to after a busy day. Entering the property, a lovely entrance hallway, accustomed with 2 storage cupboards, leads you to a generous living room with a feature place and an adjoining dining area. Bathed with light from two windows, this room is the perfect place for entertaining friends and family. Patio doors lead through to a conservatory with views aplenty. The kitchen offers plenty of storage and work surface space complete with a fabulous breakfast bar. A handy utility room extends from here offering access to the garden. This property boasts two double bedrooms, of a comfortable size, and one single bedroom complete with a shower room. The garden borders the majority of the property making it a perfect space for the green-thumbed, creating a tranquil outdoor retreat with the views across Coombe Valley. The property is accompanied by an extensive driveway offering ample parking and a single garage. Rarely available, this is a unique opportunity to add your own touch to a beloved home, with the current owners having been there 30 years!

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.

Property Highlights, Accommodation & Services

- Detached three bedroom bungalow
- Katherine Lady Berkeley School Catchment Area and Excellent Primary School
- Stunning Views
- In Need Of Updating And Modernisation
- No onward Chain!
- Gardens surround property
- Garage with Workshop and Parking
- Council Tax Band E - Stroud District Council
- Sought after Area of Wotton-under-Edge

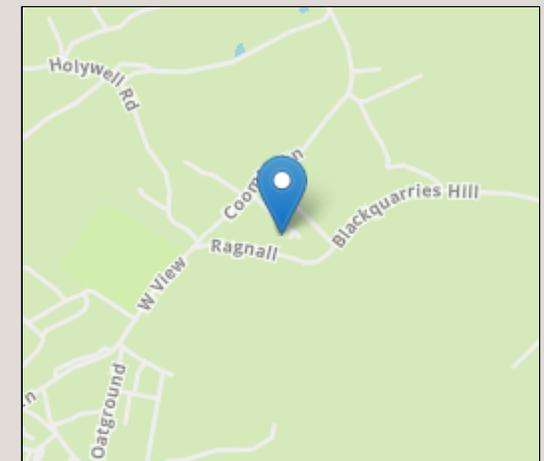
Directions

Driving out of Wotton-under-Edge in a northerly direction on the B4058, on the lefthand you will see synwell playing field. Continue past straight on you will see Beechwood Grove on your right hand side no. 6 can be found on the right.

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

Tenure - Freehold (to be confirmed)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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