



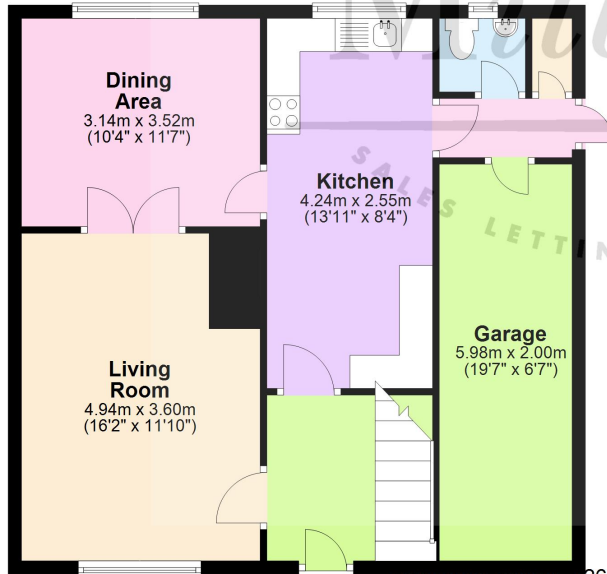
Basement

Approx. 12.0 sq. metres (128.7 sq. feet)



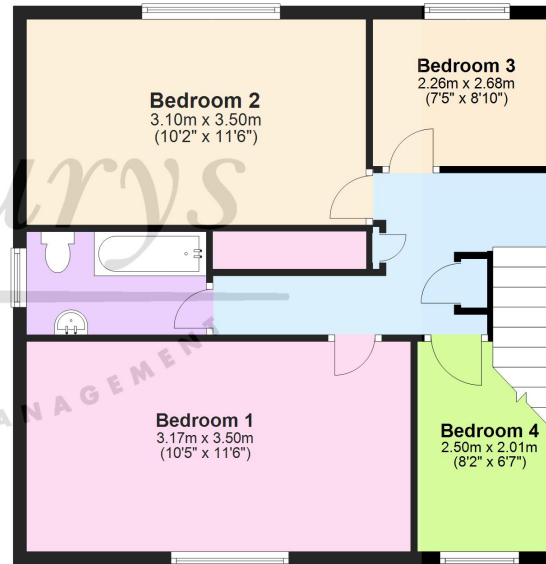
Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



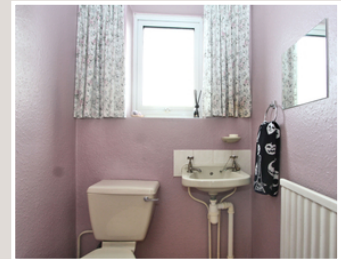
First Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

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



18c Gloucester Street, Wotton-under-Edge, Gloucestershire GL12 7DN

This beloved 4 bedroom detached home is a stones throw from Wotton high street. Entering into a central, light and airy hallway which offers plenty of space for coats and boots! A well-proportioned living room sits on your left with a large window drawing plenty of light into the space which is perfect for entertaining with the double doors adjoining allowing a seamless flow to the dining space with an outlook over the rear garden. To the rear of the ground floor, the generous-sized kitchen with plenty of natural light leads through to the WC, a storage cupboard, access to the integral garage and rear garden. Following up the stairs you will find a spacious landing, leading to the modern family bathroom, comprising of a white suite, two single bedrooms and two double bedrooms. A further storage cupboard extends over the stairs, this property provides plenty of storage! Enjoy muddy walks on the Cotswold Way or a lovely coffee in one of the independent coffee shops found within the Wotton-under-Edge High Street both within close proximity. The property resides in the catchment area of Katharine Lady Berkeley's Secondary School, Bluecoat Primary School and The British School. To the rear, a patio area extends from the property and is the perfect place to watch the sunset on an evening. The path wraps around the entirety of the property, giving 2 side entrances, and a lawned area. Hidden beneath is a cellar allowing you the perfect place to hide the garden tools! This property allows you the opportunity to add your own touch to an incredible family home.

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

- 4 Bedroom Detached Property
- Family Bathroom Comprising a White Suite
- Downstair WC
- Double Glazing & Gas Central Heating
- Cellar
- A Stones Throw From Wotton-under-Edge's High Street
- Integral Garage and Off-Street Parking
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary School
- Private and Low Maintenance Rear Garden
- Stroud District Council - Band E

Directions

Travelling into Wotton-under-Edge from the south along the B4058, you will enter Haw Street which becomes Bear Street. Continue to the T-junction and turn left into Gloucester Street. Number 18C can be found half way up on the left side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	81

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