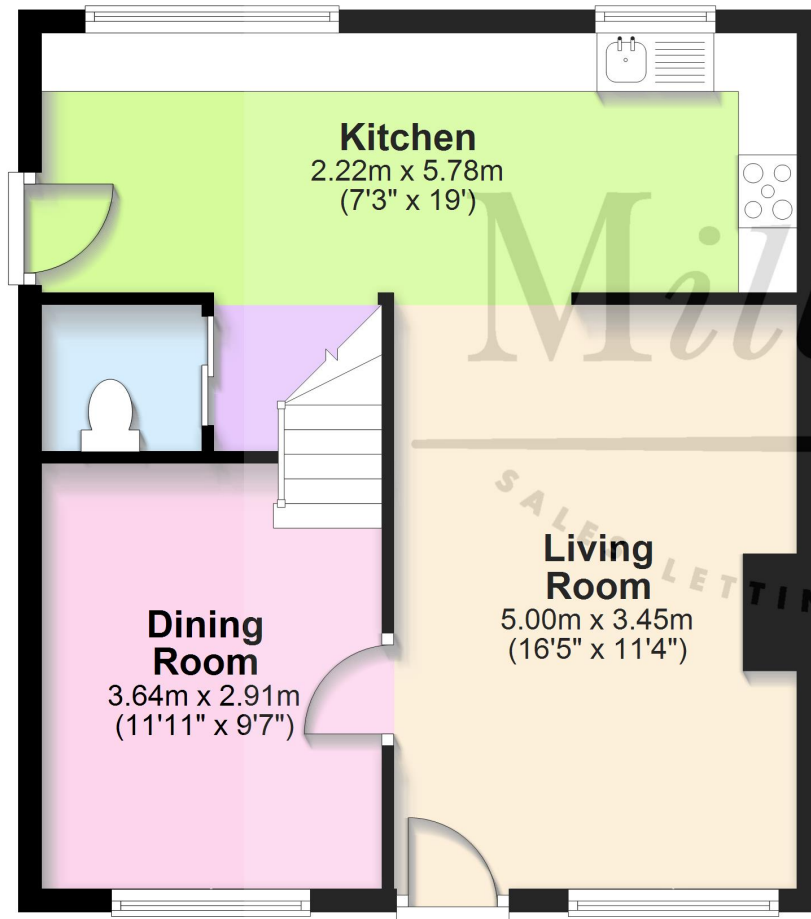




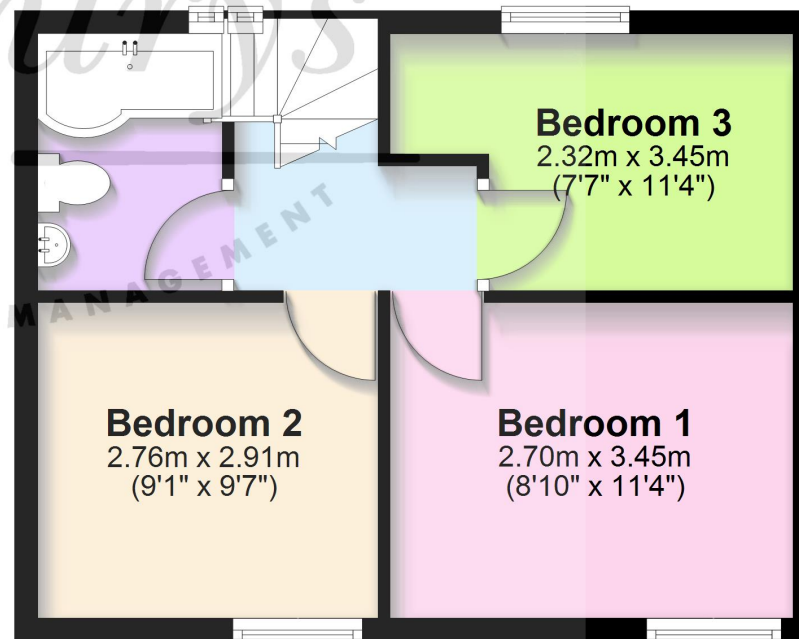
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

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

9 Ellerncroft Road, Wotton-under-Edge, Gloucestershire GL12 7AX

On the northern side of Wotton-under-Edge sits Ellerncroft Road, featuring many elegant period homes. Amongst these, this beautiful three-bedroom end-terraced home has been thoughtfully updated by the current custodians and enjoys stunning scenic views of fields towards the Severn Estuary. The lounge welcomes you into the home, bathed in natural lighting from the generous sash window. The red brick fireplace with a working woodburner adds to the appeal of this home in the cosy seasons! The kitchen spans the rear of the home, blending the timeless character of exposed stone walls with a contemporary finish, plenty of storage, fitted appliances, a Range-style oven and a pleasant outlook over the rear garden. Neatly tucked away under the stairs is a pantry space connecting to the utility space and WC (as one), housing the gas combination boiler. A well-proportioned dining room is blessed by natural lighting from the front-facing window, creating the perfect space for formal dining occasions or casual meals with loved ones. Upstairs, there are two double bedrooms, a generously sized single bedroom and a stylish contemporary bathroom incorporating a bath with a shower overhead, a sink and a radiator. The true compliment to this home is the pretty and mature, slightly ascending cottage gardens that extend at the rear. Adorned with vibrant seasonal colour, a shed equipped with power and lighting and a feature vegetable patch at the far end. The raised patio seating area is perfect for enjoying the scenic views towards the Severn Estuary and countryside in between! Only a short walk from the High Street, Cotswold Way and Katharine Lady Berkeley's Secondary School, this is the perfect blend of comfort, character and location – a retreat you will never want to leave.

Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge (M5 J14 approx 5.1 miles) is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through, perfect for walkers. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit wotton-under-edge.com for a wealth of further information.

Property Highlights, Accommodation & Services

- End Terraced Cottage In The Heart Of The Village
- Wealth Of Character And Period Features Including Exposed Beams
- Log Burner in Main Sitting Room
- Side Access To The Property
- Downstairs Cloakroom and Upstairs Family Bathroom
- Spectacular Views Looking Out To Open Fields
- Low Maintenance Enclosed Rear Garden
- Walking Distance To High Street Amenities
- Gas Central Heating And UPVC Double Glazing
- Council Tax Band - C Stroud District Council

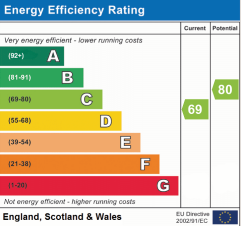
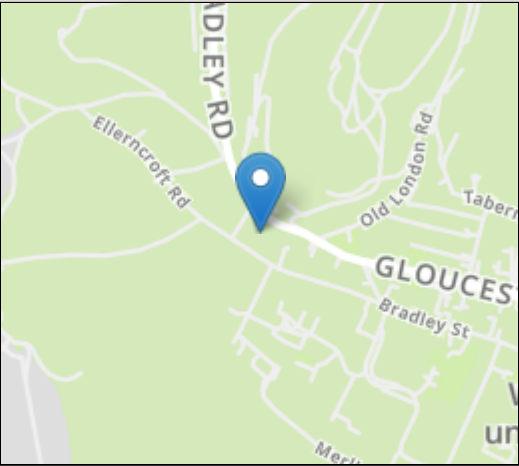
Directions

On entering Wotton under Edge on New Road, continue past the Royal Oak Public House then turning left into Bradley Street. Continue into Cotswold Way, branching off left immediately after Dryleaze into Ellerncroft Road. After a short distance you will find 9 Ellerncroft Road on your right hand side.

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

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





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

