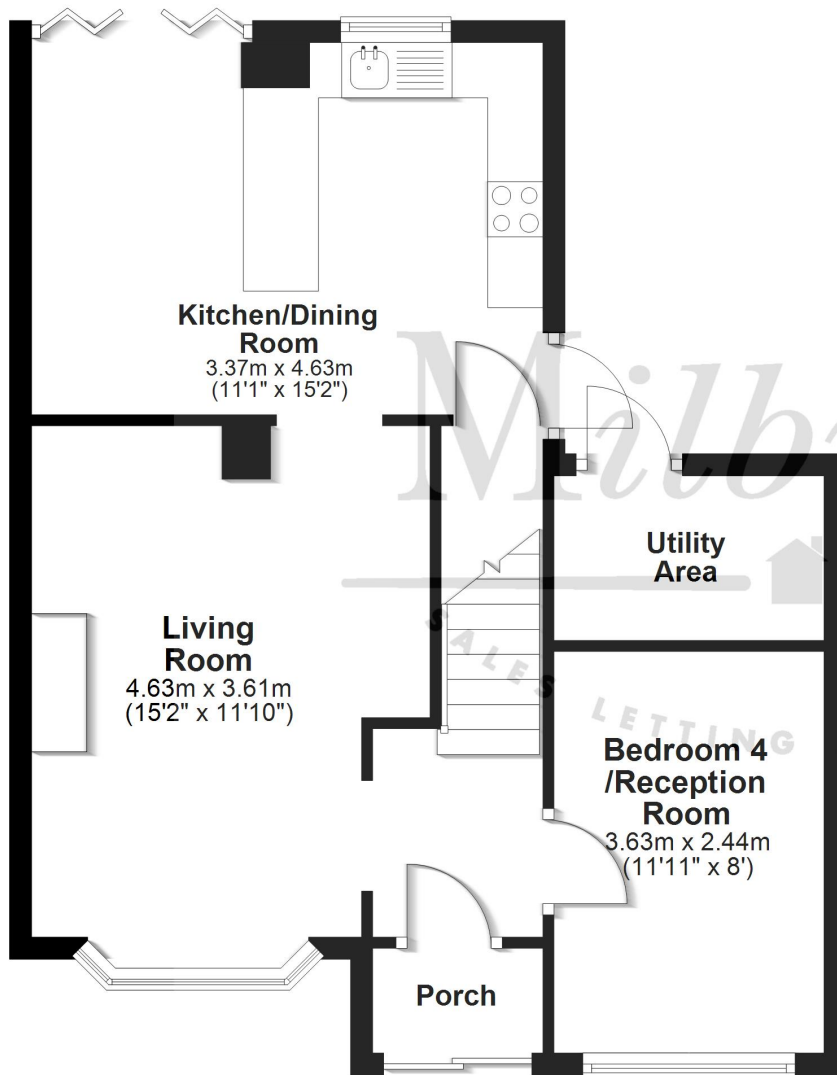




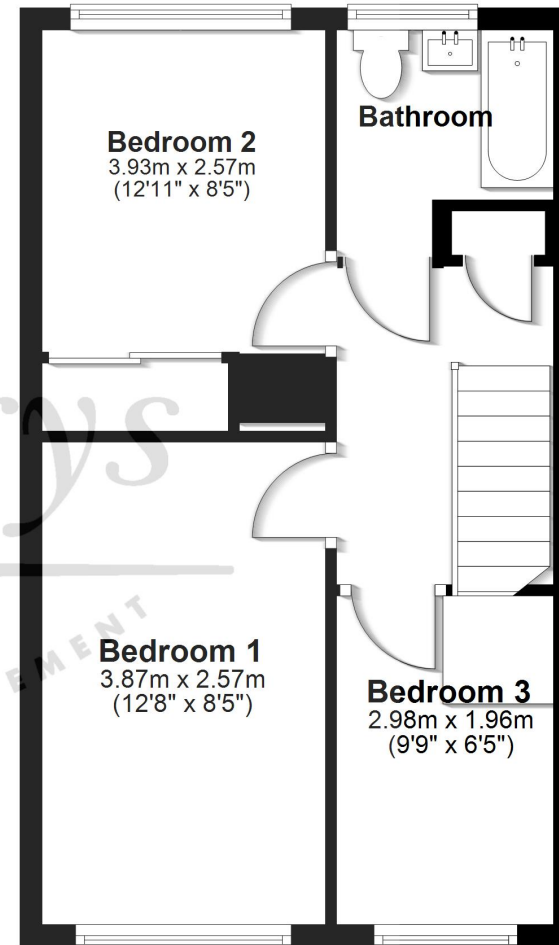
Ground Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 90.5 sq. metres (974.3 sq. feet)

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

63 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

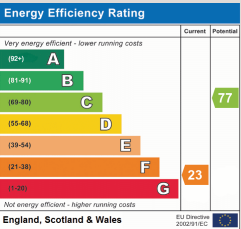
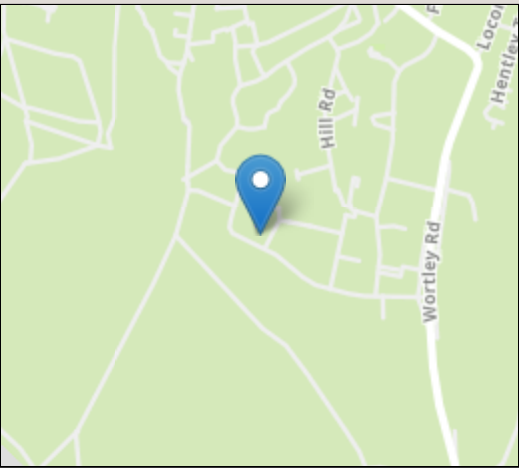
This beautiful, detached family home was the former Show Home for the Bearlands Estate, constructed in the 1970s. The current ownership of 23 years have thoughtfully updated this home, bespoke to their taste, while providing flexible living for growing families. Upon approach, the front facade is blessed with a beautiful lawn and a generous driveway offering ample parking. The property is accessed through a handy porch, convenient for your muddy boots after an afternoon walking on the nearby Cotswold Way. A cosy living room is positioned on your left, blessed by an expansive bay window and gas fireplace, creating the perfect space for cosy evenings with family and friends, or enjoying a good book! Adjoining is the delightful kitchen/diner. The right-hand side occupies culinary enthusiasts with a wealth of countertop space and wall and base units, complete with integrated appliances and an added side access for convenience, which leads outside to the utility space. The left-hand side of the room is perfect for a table, the ideal setup for finishing homework. Ample natural lighting gathers in this space, particularly from the lovely bi-folding doors onto the rear garden, seamlessly blending sociable indoor and outdoor entertaining spaces. The ground floor is completed by a second reception room, currently dressed as a downstairs bedroom. Upstairs comprises three bedrooms, all accessed by a well-appointed landing. The principal bedroom offers an outlook of the front facade, and the second enjoys built-in storage and an outlook over the pretty, private rear garden. Tying this floor together is the modern family bathroom with a bath and shower overhead. A pretty and private retreat presents itself as the rear garden. A pergola extends from the dining room, creating an ideal outdoor entertaining space, with a sun-soaked patio and lawn extending further. To the very rear is a generous shed, perfect for hiding the garden stationery, with steps leading to an elevated lawn. A selection of mature trees and shrubs is great for the green-thumbed! This home is found within a short walk to Wotton's High Street, two primary schools and the fantastic Katharine Lady Berkeley's Secondary School. This home is perfectly suited for those looking for a high degree of privacy and versatility within their residence, yet embedded into the friendly community of Wotton-under-Edge.

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. 5.1miles 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

- Three/Four Bedroom Detached Family Home in Popular Development
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary School
- Beautiful Expansive Rear Garden With Covered Pergola Seating Area and a Further Elevated Lawn to the Side
- Generous Open Plan Kitchen Dining Room With Bifold Doors Garden
- Converted Garage Offering Additional Living Accommodation
- Light and Airy Living Room Featuring Bay Window and Feature Fireplace
- Modern Family Bathroom
- Ample Driveway Parking to the Front
- Stroud District Council - Band D



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

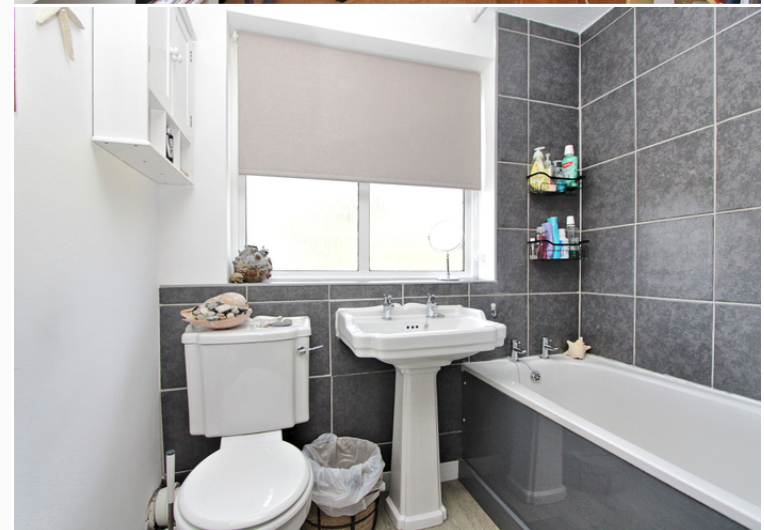




Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

