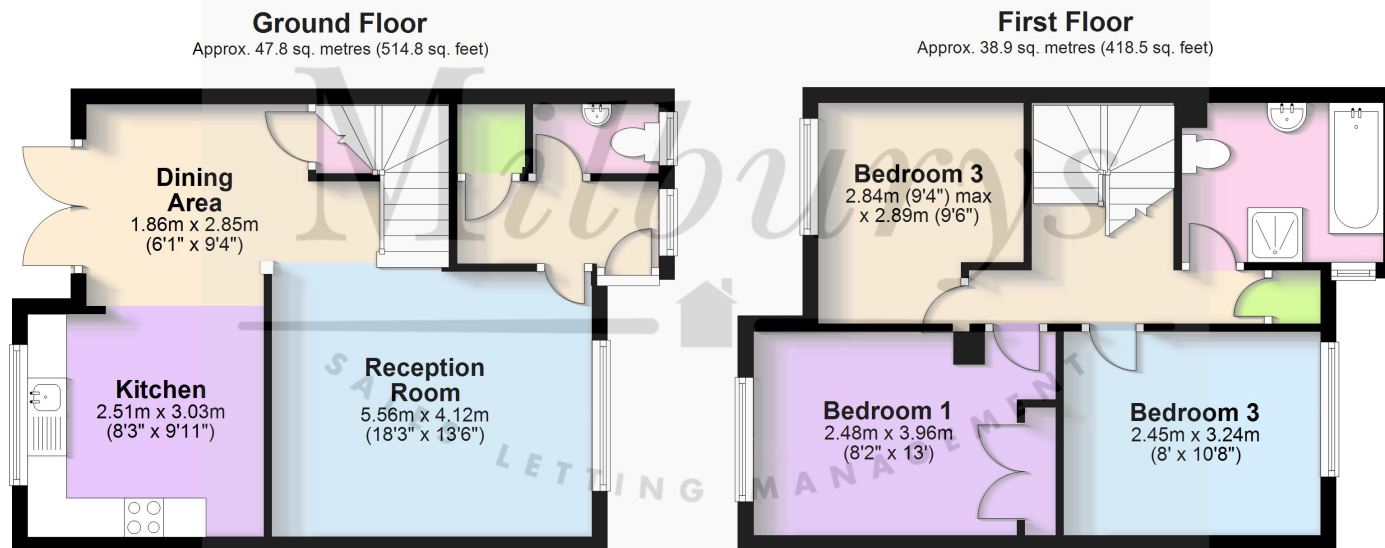




17 Court Orchard, Wotton-under-Edge, Gloucestershire, GL12 7JB

£320,000



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

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



# 17 Court Orchard, Wotton-under-Edge, Gloucestershire GL12 7JB

For those who love open plan living, this elevated three bedroom terraced house is perfect for you! This property has been lovingly restored and incorporates true modern living. The accommodation presents itself as light, airy and spacious. Downstairs comprises of a tastefully decorated cloakroom situated off the hallway, an open plan living/dining area with useful understairs storage which adjoins the newly fitted kitchen enhanced by an island unit, complete with power; Ideal for family morning breakfasts or evening dinners with friends. Upstairs comprises of a newly fitted modern bathroom and three good sized bedrooms. UPVC French doors lead you from the dining room to the rear garden with a raised patio seating area perfect for unwinding on summer nights. The remainder of the garden is laid to lawn and complimented with flower beds, definitely perfect for young families or those with a green thumb! With beautiful views of Wotton and the countryside beyond, walking distance to amazing local amenities and within the catchment area of two wonderful schools. With level rear access from the garage, truly an idyllic property whether you're looking to upsize, downsize or are a first time buyer.

## Situation

Situated on the Cotswold Way, this charming character Market Town has an eclectic mix of local shops and businesses on its vibrant High Street. Golf courses, beautiful surrounding countryside plus access to Tetbury (approx 10.1 miles), Cirencester, Bristol and the M5 (Junction 14 is approx 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. The nearby Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two Primary schools. It even has its own cinema!

## Property Highlights, Accommodation & Services

- Perfect First Time Buyer, Investor And Downsizer Home
- Beautifully Refurbished Three-Bedroom Terraced House, Including a Newly Fitted Kitchen and Bathroom
- Stunning Views Across Wotton and Surrounding Countryside
- Open Plan Ground Floor Accommodation
- Close to Beautiful Countryside
- Tastefully Decorated Downstairs Cloakroom
- Level Access to the Rear Garden
- Garage
- Katherine Lady Berkeley School Catchment Area and an Excellent Primary School
- Stroud District Council Tax Band C

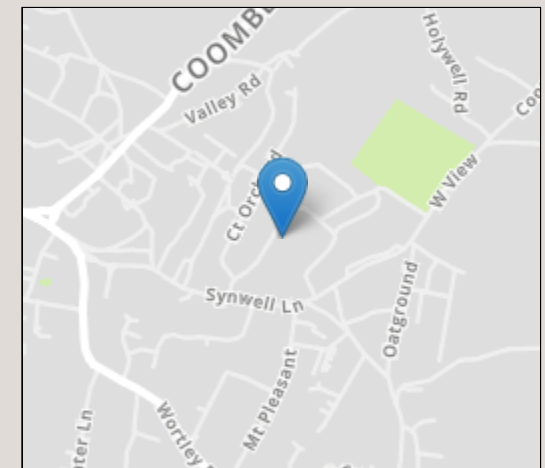
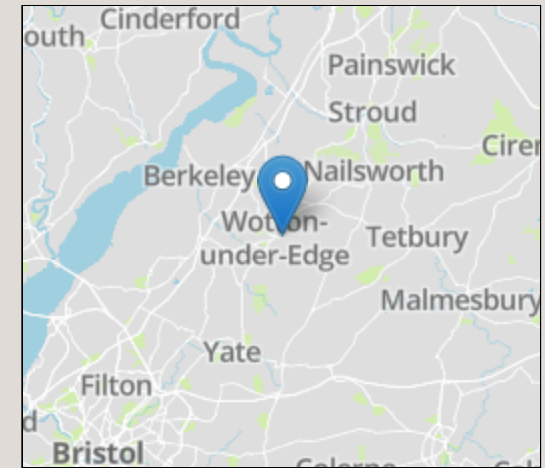
## Directions

Heading into Wotton-under-Edge from the direction of Charfield on the B4058 turn right at the T-junction into Old Town. Take the second exit from the War Memorial dropping down into Potters Pond. Court Orchard is on the left hand side, after passing Britannia Mews. The property is situated on the first turning on the right, directly on your right via some steps.

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

**Tenure** - Freehold (to be confirmed)

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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