

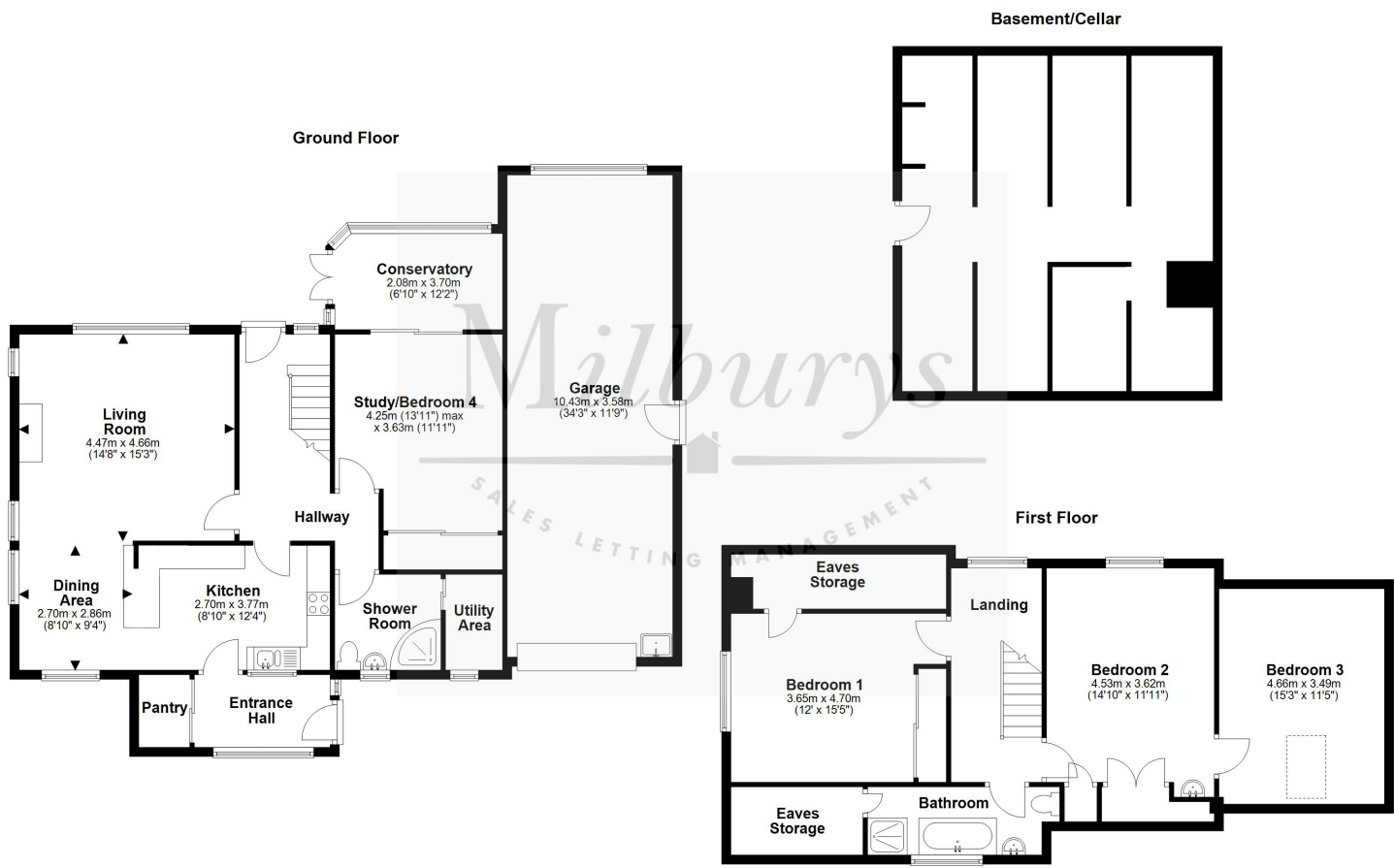


Milburys
SALES LETTING MANAGEMENT

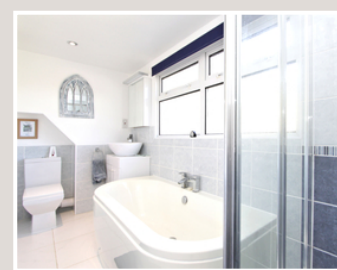


'Conway', 13 Tabernacle Road, Wotton-under-Edge, Gloucestershire, GL12 7DR

£625,000



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



'Conway', 13 Tabernacle Road, Wotton-under-Edge, Gloucestershire GL12 7DR

Secreted away just a short stroll from the amenities of Wotton High Street and the heart of this popular market town, you will find 'Conway' - a fantastic and individual three/four-bedroom detached home in an elevated setting with stunning far-reaching views. Inside it offers spacious and versatile accommodation with many of the rooms boasting wonderful panoramic views. The entrance hall brings you to the hub of the home - a smart fitted kitchen with integrated appliances, solid oak surfaces and a breakfast bar. This opens directly onto the triple-aspect 'L-shaped' living/dining room complete with a wood-burning stove - an ideal space for entertaining friends and family. Head across the hallway to the ground-floor bedroom four/study - a versatile room with an adjoining conservatory - a wonderful outlook and an inviting spot to sit and enjoy a good book. Further benefits include a ground-floor shower room and a utility area. Upstairs you will find three double bedrooms (two adjoining). The principal bedroom features fitted wardrobes along with under-eaves storage. The family bathroom benefits from both a bath and a separate shower cubicle, plus further eaves storage. The gardens are of particular note, circa 0.185 acres, mainly laid to lawn, bordered by mature shrubs and plants - great space for children to play. The green-fingered amongst us can tend to the raised beds, fruit bushes and trees, or enjoy a moment soak up sunshine from one of the well-positioned seating areas and take in the views with perhaps some al-fresco dining. Accessed from the garden is an extensive undercroft/cellar located beneath the property - a rare find and great storage space! To the side of the property there is double-length garage with an inspection pit and off-street parking in front. 'Conway' is ideal for those wishing for access to central Wotton-under-Edge in a more private location, with the Cotswold Way right from the threshold. It is certainly a property you will not want to miss - come and view!

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 is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham (M5 J14 approx. 5.1 miles) 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

- Individual Non-Estate Detached Property
- Circa 0.185 Acre Plot
- Cul-De-Sac Location In A Highly Sought After Area of Wotton under Edge
- Elevated Setting with Far Reaching Beautiful Views
- Three/Four Bedrooms
- Tandem Garage and Driveway
- Large Wrap Around Garden With Elevated Sun Terrace and Seating Areas
- Country Walks From The Doorstep
- Downstairs Shower Room, Utility Space and Conservatory
- Undercroft/Cellar

Directions

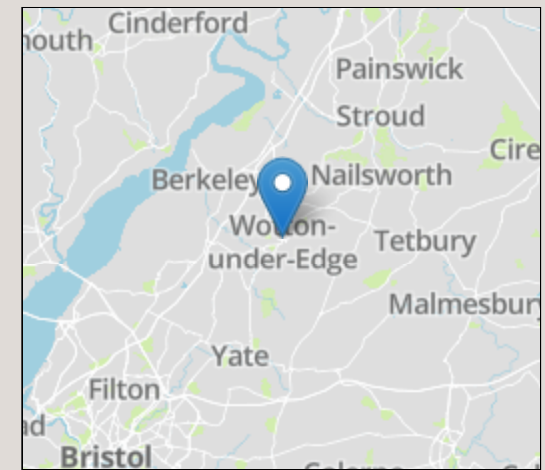
The Tabernacle is situated opposite the junction where Bear Street meets Gloucester Road (by the petrol station). Follow up the hill past the auction rooms and continue to the far end, where number 'Conway' will be situated on your left. There is also the bonus of a pedestrian footpath that leads from the rear of the property back down to Gloucester Road.

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

Tenure - Freehold

Additional Information -

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	68	79
(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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