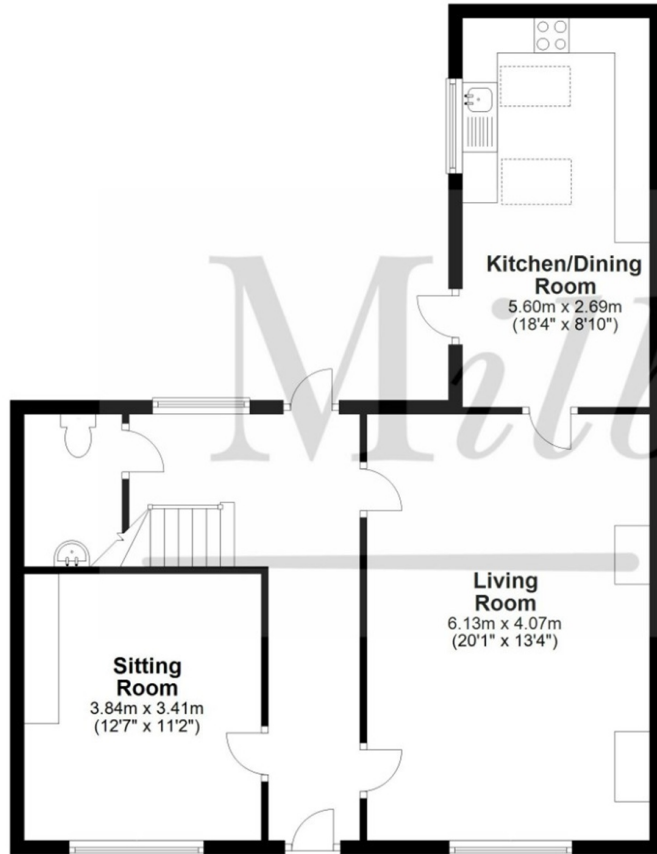




9 Bear Street, Wotton-under-Edge, Gloucestershire, GL12 7DF

£325,000

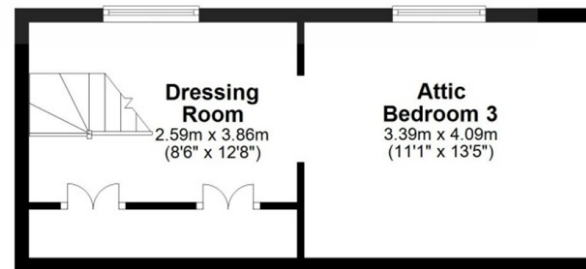
Ground Floor
Approx. 70.5 sq. metres (758.6 sq. feet)



First Floor
Approx. 51.2 sq. metres (550.7 sq. feet)



Second Floor
Approx. 27.3 sq. metres (293.7 sq. feet)



Total area: approx. 148.9 sq. metres (1603.0 sq. feet)

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



9 Bear Street, Wotton-under-Edge, Gloucestershire GL12 7DF

A beautiful double fronted Grade II listed period home, with its inherent character and Cotswold stone tiled roof, offers great living space with a wealth of charm. The house is well-situated within our vibrant High Street just around the corner and with countryside walks and local schools on the doorstep. The property includes two reception rooms and a kitchen/diner, accessed via an entrance hall with wooden parquet flooring, all complimented with some lovely period features. A luxurious bathroom to the first floor, serves the three double bedrooms, there is also a dressing room open to the attic bedroom. A pretty garden extends from the rear, it has a sunny aspect complete with flagstone patio, lawn and planted borders. If you are seeking a character home and space for family life, you may have just found it! Please call us to book a viewing. NB. There is no parking with the property but parking can be found a short walk away.

Situation

Situated on the Cotswold Way, this charming 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. Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two Primary schools. The town also boasts has its own Cinema which dates back to the early 1900s and shows all modern releases! An Ideal location for those looking for motorway access for commuting, plus for exploring the surrounding Cotswold countryside.

Property Highlights, Accommodation & Services

- Double Fronted Mid Terraced Period Cottage
- Grade II Listed With Character Features
- Well Situated Close to High Street
- Traditional Cotswold Stone Tiled Roof
- Dual-Aspect Living Room with Exposed Stone Wall and Sash Window with Seating
- Three Generous sized Bedrooms
- Hallway with Parquet Flooring
- Luxurious Family Bathroom and Downstairs WC
- Pretty, Enclosed Rear Garden with Flagstone Patio, Lawn and Planted Borders
- Stroud District Council - Band C

Directions

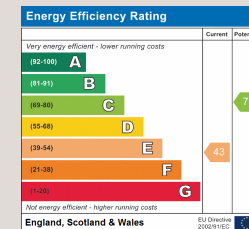
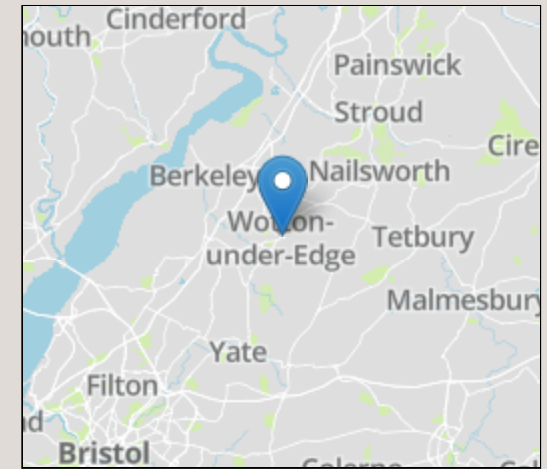
On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed past the Symn Lane junction on the right and proceed into Bear Street. The property is part of a rank of cottages on the right hand side, a short distance before the Gloucester Street junction, opposite the garage.

Local Authority & Council Tax - stroud - Tax Band C

Tenure - Freehold (to be confirmed)

Additional Information -

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



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