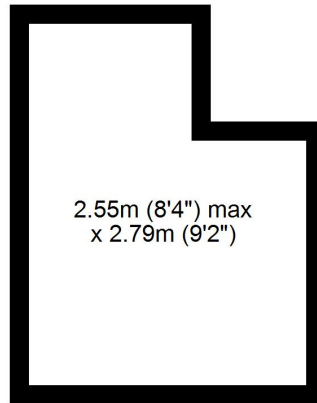




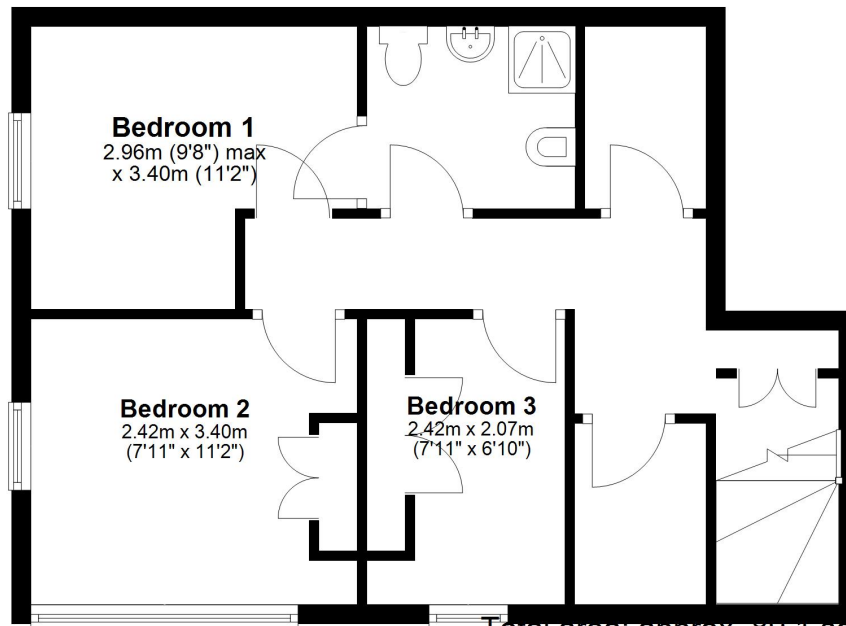
Cellar

Approx. 9.3 sq. metres (99.6 sq. feet)



Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)

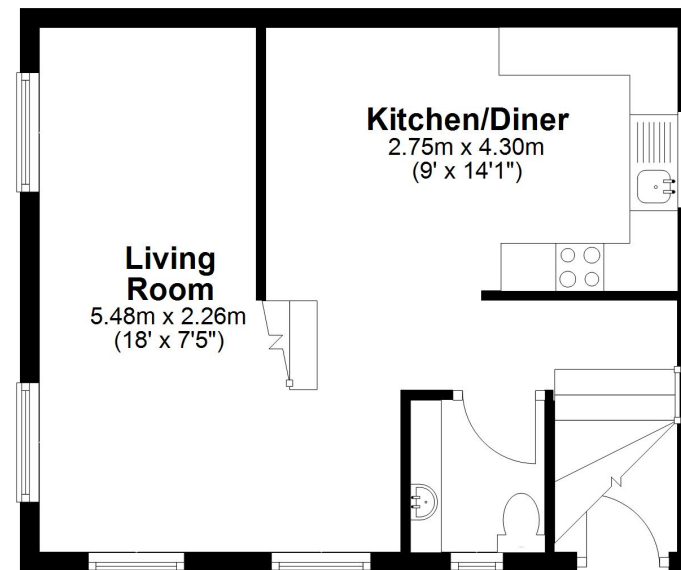


Total area: approx. 89.1 sq. metres (959.2 sq. feet)

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

First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



1 The Exchange, Ludgate Hill, Wotton-under-Edge, Gloucestershire GL12 7JJ

Take in the views from this truly unique semi-detached three-bedroom home hidden within easy reach of Wotton's Historic High Street. We understand this property started its life as one of the offices of the British Telephone Exchange, but has been transformed into the peaceful and pleasant home before you! A private gated entrance welcomes you to the property with generous off-street driveway parking, a patio perfect for al-fresco dining, which leads to a second terrace laid with decorative blue slate. When you step into the home, you are greeted by a wide, grand entrance stairwell cleverly dividing the accommodation for practicality. In the main living area, natural lighting seeps through five windows, four of which you can immerse yourself in the views towards the southern side of Wotton-under-Edge and the delightful green backdrop of the Cotswold Hills. The kitchen is found slightly lowered, incorporating great storage from cupboards to the countertops and is equipped with fitted appliances. Additionally, there is a WC for convenience. After streamside walks or muddy rambles on the Cotswold Way, underfloor heating will quickly warm you up! The ground floor accommodates three bedrooms, two doubles and a single, which contains fitted storage. The shower room has been designed with a clever jack and jill design, allowing added convenience for the master bedroom. Below this floor, there is a handy cellar great for storage. In short, only a stone's throw from the friendly community of Wotton-under-Edge and dedicated to comfort, convenience and practicality!

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

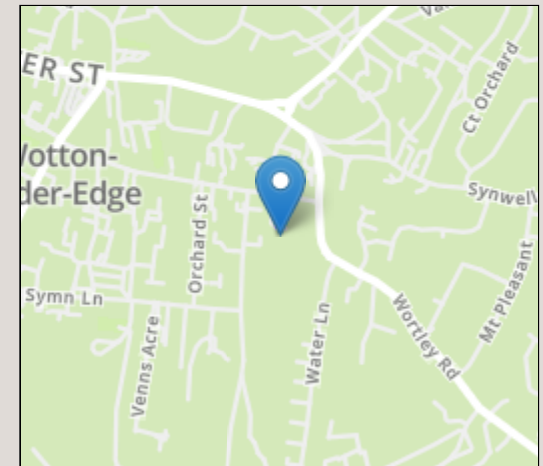
- Three Bedroom - Semi Detached Property
- Located In The Heart Of Wotton Town Centre
- Open Plan Family Kitchen/Living Space
- Jack And Jill Bathroom Off Of Master Bedroom Plus An Additional Cloakroom
- Cellar - An Ideal Space For A Workshop
- Spectacular Views Looking Out To Open Fields
- Private Gated Entrance With Parking For Three Vehicles
- Low Maintenance Enclosed Private Rear Garden
- Double Glazing And Gas Central Heating
- Stroud District Council - Band C

Directions

From the War Memorial at the bottom of Old Town, continue down the hill, taking the 2nd right into School Road. From here turn into Ludgate Hill which is on your right. Heading up the hill of Ludgate Hill, turn left at the library driving through the carpark. Number 1 The Exchange is located to the rear of this.

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

Tenure - Freehold



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