

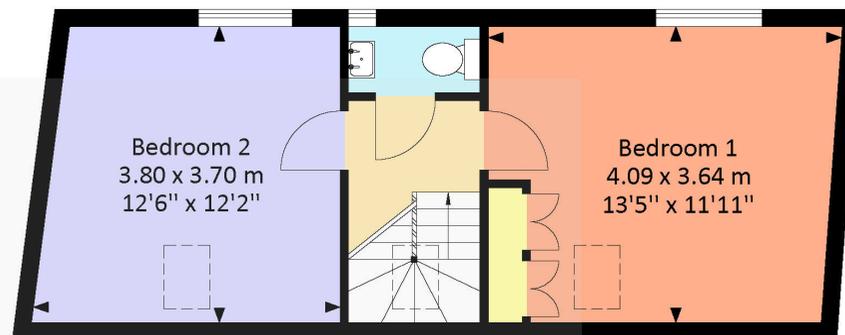
Milburys
SALES LETTING MANAGEMENT



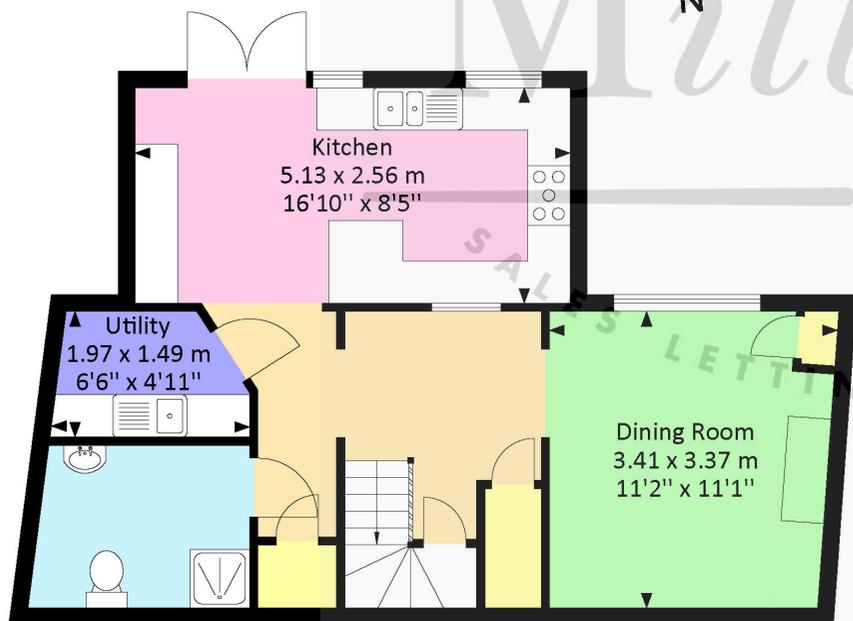
Shasta Cottage Coombe, Wotton-under-Edge GL12 7ND

£520,000

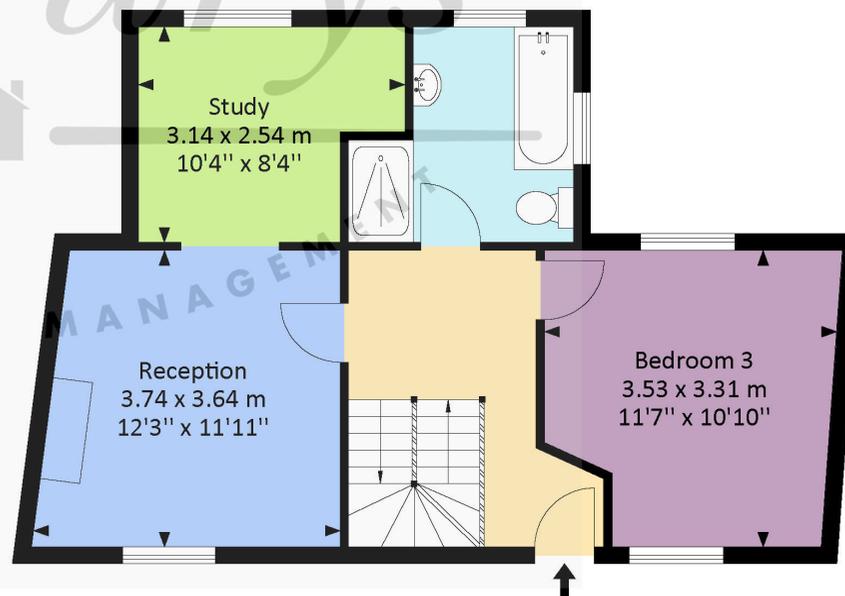
Internal Area (Approx)
 126.20 Sq.M / 1358.0 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



First Floor



Lower Ground Floor



Ground Floor

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Shasta Cottage Coombe, Wotton-under-Edge GL12 7ND

This characterful period home, formally a weavers cottage, sits in the pretty setting of Coombe (on the fringe of Wotton under Edge) with stunning countryside walks right from the threshold. The accommodation is set out over three floors and has been thoroughly restored and lovingly refurbished by the current owners, all presented to a very high standard. Entering on the ground floor, you are welcomed by a spacious entrance hallway. To the left, is the living room complete with woodburner and open to a useful study. The dual aspect windows offers plenty of light. On this floor, you will also find a double bedroom and a modern and spacious family bathroom with bath and a separate shower unit. Head up the stair case to the first floor, you will find two further bedrooms, both blessed by characterful exposed beams and offering wonderful views across the valley. On the lower ground floor, the accommodation is equally well appointed. The kitchen is fitted with a quality range of units offering an abundance of storage and oak worktops complete with a breakfast bar. Double doors from the kitchen lead out onto the patio for alfresco dining. Also on the lower ground floor, there is a separate dining room, utility room and cloakroom with separate shower unit. A pretty and well planted rear garden with a useful rear access takes full advantage of the wonderful surroundings, complete with a substantial shed. In short, a sizeable and character family home, in excellent condition throughout. The property is further enhanced by outstanding valley views in a pretty rural environment. This will certainly appeal to those seeking surrounding beauty and walks aplenty, on the fringe of Wotton under Edge. Sure to be snapped up- call the Wotton Under Edge Office to arrange your viewing today.

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

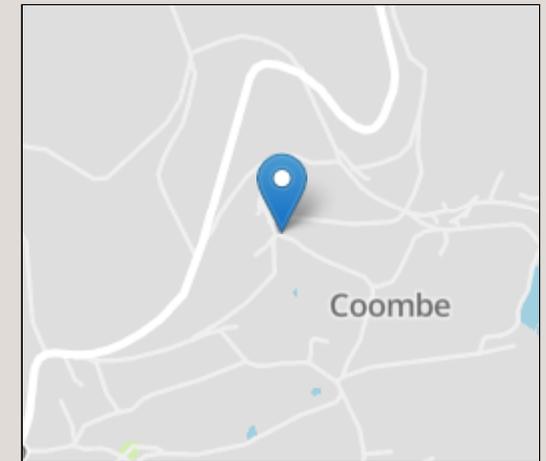
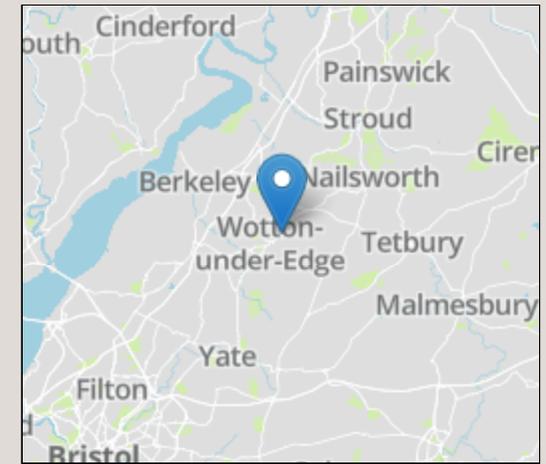
- Character Three Bedroom Period Cottage
- Exceptionally Beautiful Rural Setting
- Comfortable Living Room With Log Burner Open To A Study
- Modern Family Bathroom With Separate Double Shower
- Modern Kitchen With Rustic Slate Flooring And Separate Dining Room
- First Floor And Ground Floor Cloakroom (with Shower) And Utility Room
- Two First Floor Main Bedrooms With Attractive Exposed Beams, With Further Ground Floor Double Bedroom
- Generous Sized Garden, With Substantial Shed And wonderful Views
- Stroud District Council Tax Band - D

Directions

Proceed through Wotton-under-Edge to the bottom of Old Town, turning left at the war memorial into Culverhay which becomes Coombe Road. Once past Coombe Lodge on the right hand side, turn right and follow the hill down into Coombe. Shasta Cottage will be a short distance down on the right hand side.

Local Authority & Council Tax -

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