

Total area: approx. 98.2 sq. metres (1057.2 sq. feet)

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



# 93 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

Offered with no onward chain, this beautifully maintained, thoughtfully extended, three-bedroom semi-detached home combines comfort, practicality, and charm—perfect for families or first-time buyers. Inside, a handy porch leads to a bright, welcoming lounge featuring a large front window and a cosy gas fireplace. Stylish engineered flooring flows through to the dining area, where French doors open onto the rear garden, seamlessly connecting indoor and outdoor living. The kitchen, partially separated by a characterful exposed brick wall, offers plenty of storage, integrated appliances, a breakfast bar, and its own external entrance for added convenience. Upstairs, the airy landing gives access to two double bedrooms (one with built-in storage), a good-sized single bedroom, and a modern shower room with a double shower cubicle. A large storage cupboard provides additional practicality. Outside, the low-maintenance rear garden features shingle, raised flowerbeds, and a patio—ideal for relaxing or al-fresco dining. The property also benefits from a single garage with power and lighting, and a private driveway. Viewings by prior appointment only.

## Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure.

## Property Highlights, Accommodation & Services

- No Onward Chain
- Semi Detached Property In A Cul-de-Sac Position
- Three Bedrooms - Two Double And One Single
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley Secondary School
- Light And Airy Living Room With Double Doors To Dining Room
- Kitchen With Adjoining Dining Room And Patio Doors To Garden
- Smart Family Shower Room
- Easy To Maintain Enclosed Rear Garden With Side Access
- Single Garage And Off-Street Parking
- Stroud District Council - Band C

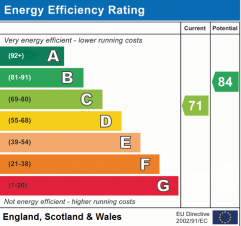
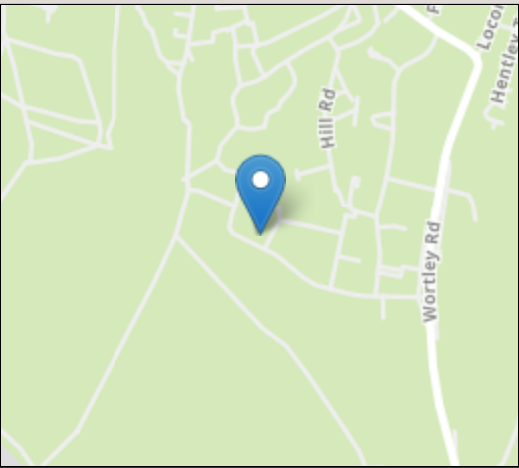
## Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Follow Wortley Road, continuing around the sharp right hand bend. Continue into the road of Bearlands which is on your right, then follow the road taking the 3rd right hand turn. Number 93 is located straight ahead.

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

**Tenure** - Freehold

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



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