

Total area: approx. 95.0 sq. metres (1022.5 sq. feet)

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



18 Hill Road, Wotton-under-Edge, Gloucestershire GL12 7LW

Situated in the sought-after location of Wotton-under-Edge, this property seamlessly blends modern comforts with timeless appeal. A delightful three-bedroom terraced home, beautifully maintained and cherished by the same owners for more than three decades. Inside, the contemporary kitchen diner offers a stylish space ideal for everyday living and entertaining. A bright and welcoming lounge features a characterful fireplace, adding warmth and charm to the space. Outside, enjoy a well-proportioned rear garden complete with a patio area, perfect for alfresco dining. On the first floor, you will find two generously sized double bedrooms and a versatile single room, perfect for families, professionals and investors alike. The modern bathroom, comprising a white suite, is thoughtfully designed, featuring a bath and a separate walk-in shower enclosure, offering flexibility for a relaxing soak or a quick rinse, convenient for busy mornings. There are further benefits of a single garage with power and lighting, along with driveway parking. Conveniently located just moments from The British School and within easy walking distance to Wotton's historic High Street, this home also falls within the catchment area for the highly regarded Katharine Lady Berkeley's Secondary School. A much-loved home for over three decades, offering spacious living coupled with an enviable location. This is an opportunity not to be missed!

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

- Three Bedroom Terraced Home
- Modern Kitchen and Bathroom
- Garage & Parking
- Living Room With Feature Fireplace And Separate Dining Room
- Rear Garden And Patio Area
- Gas Central Heating
- South Easterly Facing Rear Garden
- Walking Distance To Wotton High Street And The Cotswold Way
- Close Proximity to Primary School and KLB Catchment
- Stroud District Council - Band C

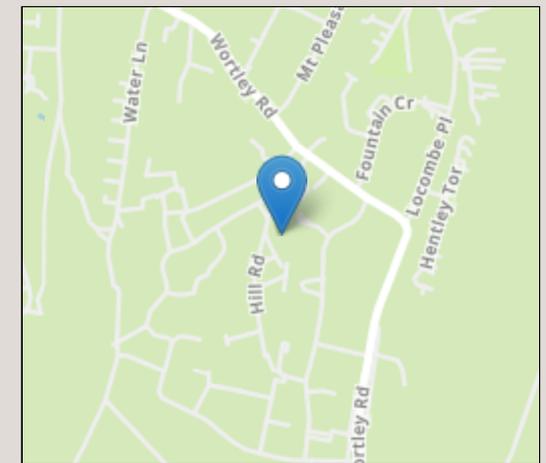
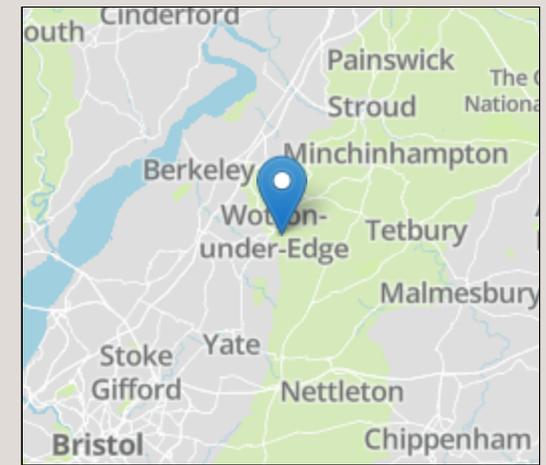
Directions

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. Head along this road, turning right into Shepherds Leaze. Take the first left into Hill Road and you will find number 18 set back on the left as you start to go up the road.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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