







# 53 Parklands, Wotton-under-Edge, Gloucestershire GL12 7NR

Nested towards the end of the beautiful estate of Parklands in an enviable cul-de-sac location is this charming four-bedroom detached home offering stunning views. The estate is notable for the thoughtful planting of trees and clever design of grass verges, creating a welcoming and inviting atmosphere. Positioned within level walking distance to the Wotton-under-Edge High Street, Culverhay Surgery, and St. Mary the Virgin Church, this family home is an exciting opportunity to add a personal touch. Walking through the front door, the airy entrance hallway with a WC conveniently situated to your right and understairs storage. Opening a door to your left, an expansive living/dining space - slightly partitioned by a chimney breast - offers a delightful dual aspect where light pours from the two generous and bright windows. To the rear, the kitchen is positioned with a pleasant outlook of the rear garden, with further access to the utility room complete with a sink. Upstairs houses four double bedrooms, all a generous size, with the principal boasting two separate built-in storage cupboards – one spanning 2.9m in length! A bathroom with an individual shower enclosure and separate toilet completes this floor. The generous garden occupies the rear of the property and is mainly laid to lawn with an array of plants and shrubs. Backing onto fields, it features picturesque views of the Cotswold countryside! This property offers many benefits for family living, such as gas central heating, a double garage with an up-and-over door, and ample driveway parking. The potential of this property can truly be appreciated only in person.

## Situation

Situated on the Cotswold Way, this charming character 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. The nearby Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two primary schools. It even has its own cinema!

## Property Highlights, Accommodation & Services

- Four Bedroom Detached Family Home • Enviably Cul-De-Sac Location Within Parklands With Stunning Views
- Catchment Area for Katharine Lady Berkeley's Secondary School and Two Excellent Primary Schools
- Spacious and Airy Living Room • No Onward Chain • Requires Modernisation- Fantastic Potential To Make Your Own Mark
- Wonderful Rear Garden of Generous Size, Backing onto Fields and the Cotswold Way Beyond
- Kitchen with Aspect over Rear Garden and Adjoining Utility Space • Stroud District Council - Band F

## Directions

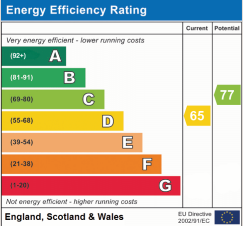
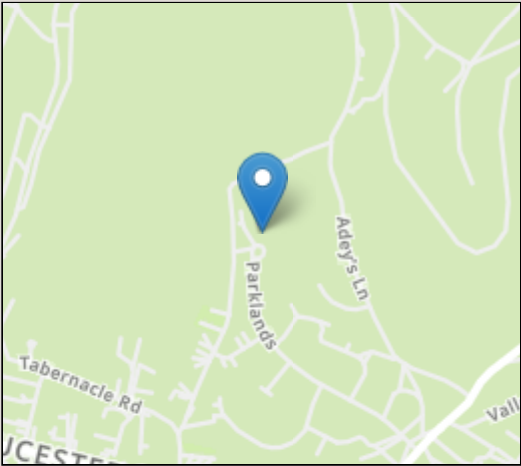
On entering Wotton-under-Edge from the direction of Charfield (B4058) - proceed along Bear Street, and turn right at the T junction into Old Town. At the War Memorial, turn left into Coombe Road, Parklands will be the a short distance on your left hand side. Number 53 can be found on the right handside.

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

**Tenure** - Freehold (to be confirmed)

**Additional Information** -

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



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