

Milburys

SALES LETTING MANAGEMENT

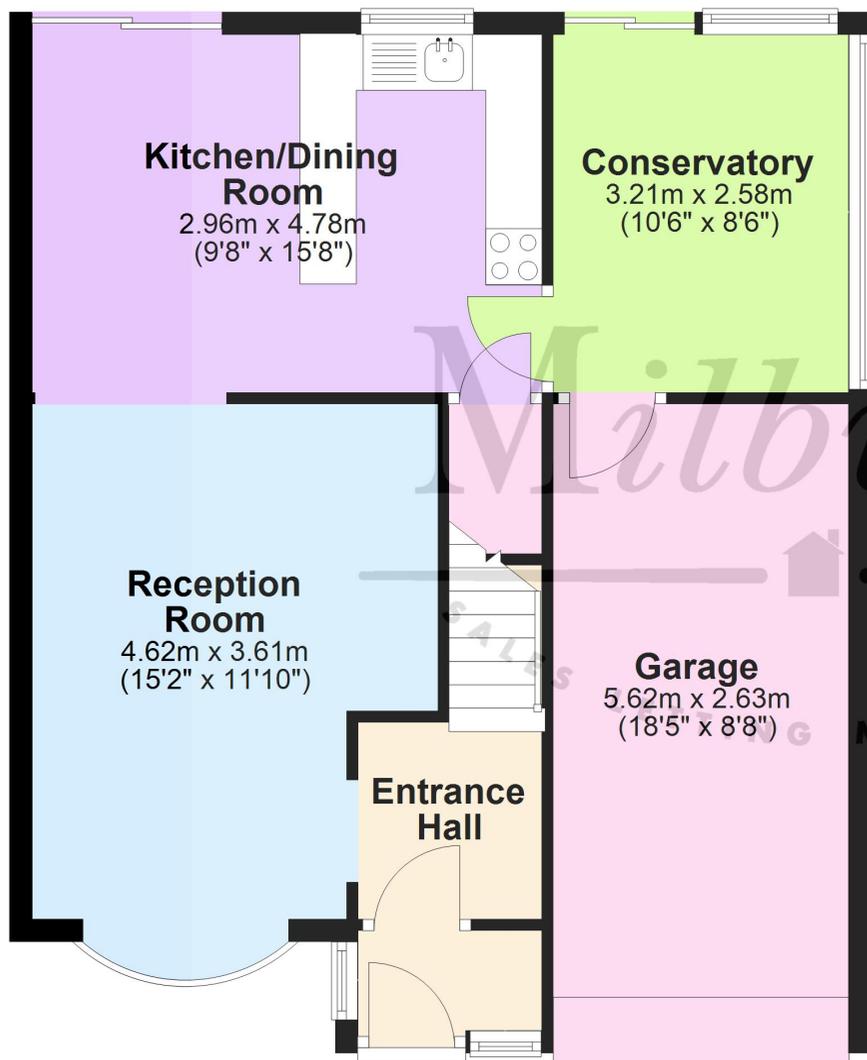


16 Turnpike Avenue, Wotton-under-Edge, Gloucestershire GL12 7SD

Guide Price £300,000

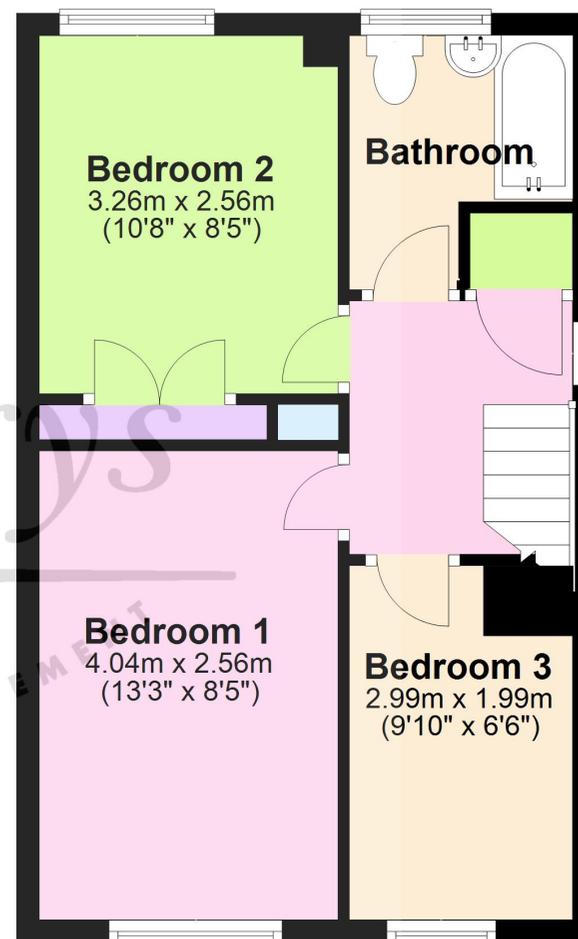
Ground Floor

Approx. 61.6 sq. metres (662.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

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

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Offered chain-free, this is an excellent opportunity to test out your DIY skills, get onto the property ladder or expand your portfolio. This semi-detached home is found in a lovely cul-de-sac setting, built in the 1970s with a practical porch leading into the space. The lounge sits to the left, with an expansive bay window to introduce light into the space. Through an open archway is the open-plan kitchen diner. Sliding doors seamlessly connect the indoor and outdoor space – perfect when entertaining in the warmer months! The kitchen hosts an array of cabinets and work surface space with under stairs storage. A timber-framed conservatory sits to the side, providing integral access to the single garage or to the rear garden. Upstairs, there are two double bedrooms – one with built-in storage- and one single bedroom. The bathroom is a white suite that features a shower over the bath. The enclosed garden to the rear offers a great amount of privacy and space, mainly laid to lawn. There are two seating areas prime for relaxation or entertaining – the patio to the front or the raised decking, which enjoys the evening sun. A further benefit of the home is off-street driveway parking. This is a house which you can truly transform into your home, within a stone's throw of Wotton's charming High Street, the famous Cotswold Way and the reputable Katharine Lady Berkeley's Secondary School. Viewings strictly by prior arrangement.

Situation

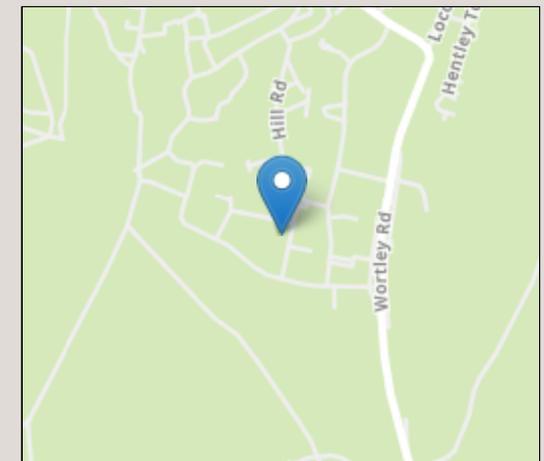
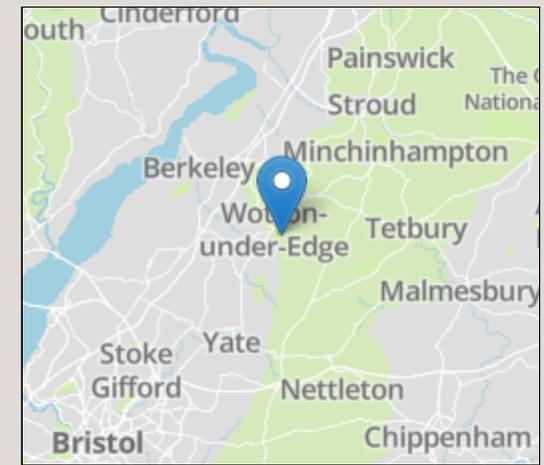
Wotton-under-Edge, known as the "Gateway to the Cotswolds," is a historic Saxon market town set on the Cotswold Escarpment within an Area of Outstanding Natural Beauty. Ranked the happiest place to live in Gloucestershire in 2025, it features a traditional High Street lined with stone buildings, independent shops, cafés, a Tesco Express, a Co operative mini supermarket, The Falcon Steakhouse, and three pubs. The town also includes the 13th century Ram Inn (now closed) and one of the UK's oldest independent cinemas, operating since 1911. Junction 14 of the M5 is just 5.1 miles away, providing easy access to Bristol, Gloucester, and Cheltenham, while Tetbury—home to the King's residence—lies 10.1 miles to the east. Rail links are available from Cam and Dursley Station, around 7 miles away, with Charfield Station expected to reopen in Spring 2027. Local primary schools include The Great British School and Bluecoat Primary, with further options in nearby villages. Katharine Lady Berkeley's Secondary School sits between Kingswood and Wotton-under-Edge and is within walking distance. The town is a popular stop along the Cotswold Way and offers additional leisure facilities such as a golf club and a refurbished seasonal open air swimming pool.

Property Highlights, Accommodation & Services

- 3 Bedroom Semi-Detached House (2 Double Rooms and A Single)
- No Onward Chain - First Time Buyer/Investment Opportunity
- Requires Modernisation
- Popular Residential Area Of Wotton-under-Edge
- Reception Room With Circular Bay Window
- Kitchen/Diner With Sliding Door To The Rear Garden
- Single Attached Garage & Driveway Parking
- Mains Drainage, Gas Combi Boiler (Serviced 2026) And UPVC Double Glazing
- Enclosed Rear Garden, Mainly Laid With Lawn and Raised Wooden Decking Seating Area
- 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 roundabout, 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 on the road of Bearlands on your right. Take the second turning on the right into Turnpike Avenue. First left, you will find 16 Turnpike Avenue on the right-hand side towards the bottom.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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