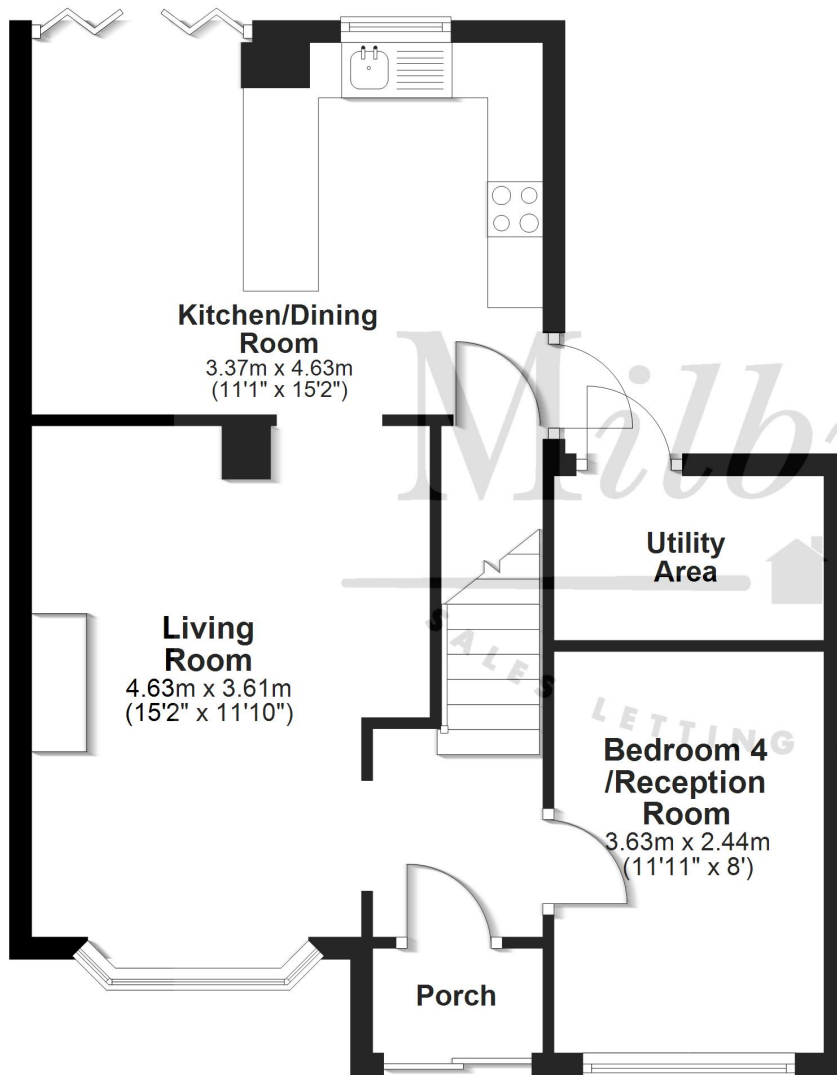




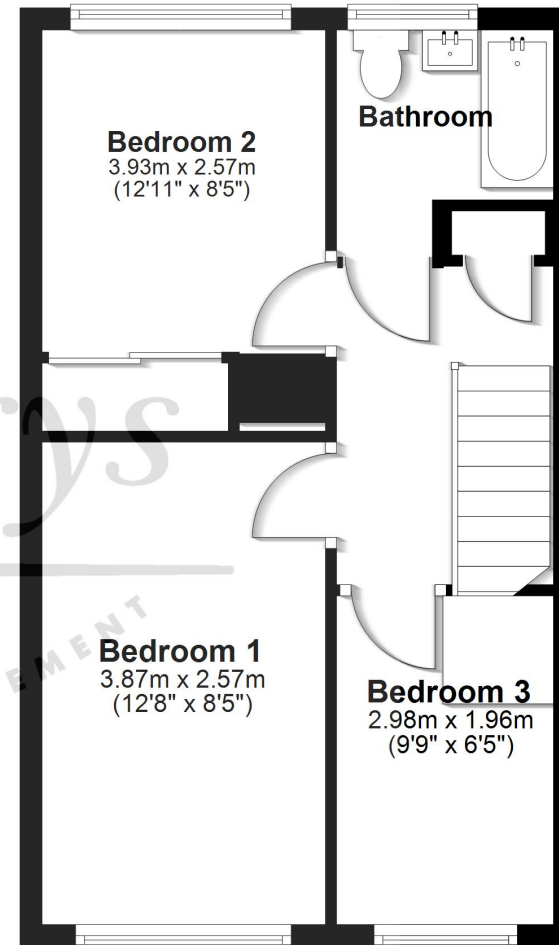
Ground Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 90.5 sq. metres (974.3 sq. feet)

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

63 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

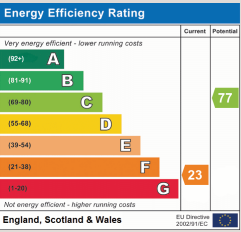
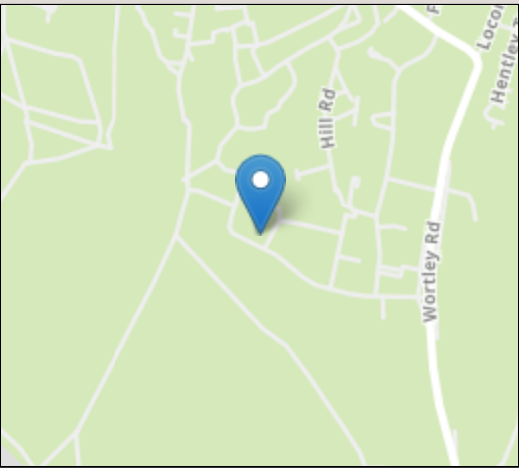
This beautiful, detached family home was the former Show Home for the Bearlands Estate, constructed in the 1970s. The current ownership of 23 years have thoughtfully updated this home, bespoke to their taste, while providing flexible living for growing families. Upon approach, the front facade is blessed with a beautiful lawn and a generous driveway offering ample parking. The property is accessed through a handy porch, convenient for your muddy boots after an afternoon walking on the nearby Cotswold Way. A cosy living room is positioned on your left, blessed by an expansive bay window and gas fireplace, creating the perfect space for cosy evenings with family and friends, or enjoying a good book! Adjoining is the delightful kitchen/diner. The right-hand side occupies culinary enthusiasts with a wealth of countertop space and wall and base units, complete with integrated appliances and an added side access for convenience, which leads outside to the utility space. The left-hand side of the room is perfect for a table, the ideal setup for finishing homework. Ample natural lighting gathers in this space, particularly from the lovely bi-folding doors onto the rear garden, seamlessly blending sociable indoor and outdoor entertaining spaces. The ground floor is completed by a second reception room, currently dressed as a downstairs bedroom. Upstairs comprises three bedrooms, all accessed by a well-appointed landing. The principal bedroom offers an outlook of the front facade, and the second enjoys built-in storage and an outlook over the pretty, private rear garden. Tying this floor together is the modern family bathroom with a bath and shower overhead. A pretty and private retreat presents itself as the rear garden. A pergola extends from the dining room, creating an ideal outdoor entertaining space, with a sun-soaked patio and lawn extending further. To the very rear is a generous shed, perfect for hiding the garden stationery, with steps leading to an elevated lawn. A selection of mature trees and shrubs is great for the green-thumbed! This home is found within an approximate 10-15 minute walk to Wotton's High Street, two primary schools and the fantastic Katharine Lady Berkeley's Secondary School. This home is perfectly suited for those looking for a high degree of privacy and versatility within their residence, yet embedded into the friendly community of Wotton-under-Edge.

Situation

Known as the “Gateway to the Cotswolds,” Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey in 2025 (<https://www.gazetteseries.co.uk/news/25577652.wotton-under-edge-happiest-place-live-gloucestershire/>). The High Street is lined with traditional stone buildings that house a variety of independent shops, cafés, a Tesco Express, a Co-operative mini-supermarket, The Falcon Steakhouse, and three public houses. The town is also home to the Ram Inn – a famous 13th-century public house now closed to visitors – as well as its own independent cinema, which has been operating since 1911. Junction 14 of the M5 lies approximately 5.1 miles away, offering convenient access for commuters to Bristol, Gloucester, and Cheltenham. Tetbury, home to the King’s residence, is just 10.1 miles from Wotton-under-Edge. Around 7 miles away, Cam and Dursley Railway Station provides rail connections to both Bristol and Gloucester until the opening of Charfield Railway Station, expected in Spring 2027 (<https://beta.southglos.gov.uk/charfield-train-station/>). For primary education, children can attend The Great British School or Bluecoat Primary School, with additional options available in nearby villages such as Charfield, Tortworth, and Hillesley. The prestigious Katharine Lady Berkeley’s Secondary School is located between the neighbouring village of Kingswood and the outskirts of Wotton-under-Edge, making it easily accessible on foot. Visitors may discover this charming town while walking the Cotswold Way. Additional leisure activities include a golf club and a refurbished open-air swimming pool, which operates seasonally.

Property Highlights, Accommodation & Services

- Three Bed Detached Family Home in Popular Development
- Converted Garage Offering Additional Living Accommodation (Bedroom/Study/Playroom etc)
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary



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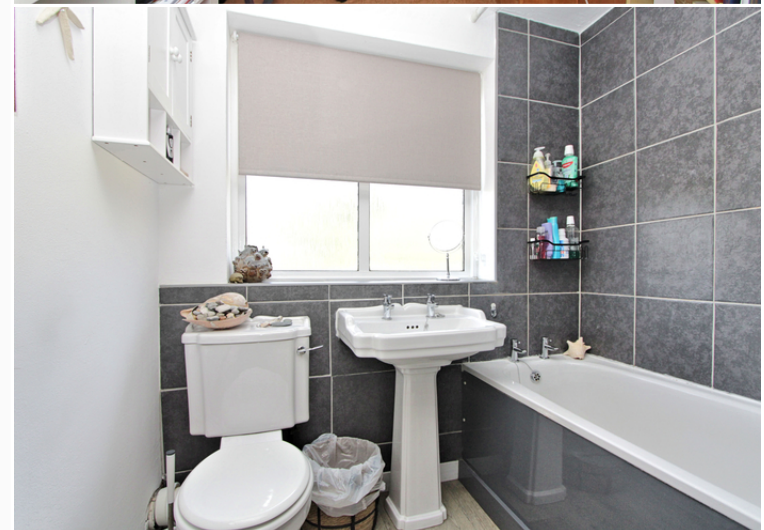




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