





Total area: approx. 106.6 sq. metres (1147.6 sq. feet)

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

45 Gloucester Street, Wotton-under-Edge, Gloucestershire GL12 7DN

Standing for approximately 200 years, this beautiful, spacious rendered cottage occupies a central position within Wotton-under-Edge – only a brisk walk from the High Street. To the front is a charming cottage garden with mature shrubs, a lawn, patio seating area, and a handy shed—all included in the sale. The porch offers practical storage for muddy boots after rural rambles on the nearby Cotswold Way. A second door invites you into the character-filled living space, blessed by a dual aspect, adoring character beams and a working woodburner. The room is slightly partitioned, allowing for maximised storage in the kitchen, complete with integrated appliances and a pantry set back. This floor is completed by the combined WC and utility space, housing the gas boiler. Housed on the first floor is a quirky landing space, occupied as a reading nook, a single bedroom currently dressed as an office with a raised desk and one double bedroom enjoying a beautiful dual aspect from the recently updated UPVC windows. These rooms are serviced by the family bathroom with a tasteful design. Spanning the width of the second floor is the impressively spacious master bedroom. Complimenting this room is a modern en-suite shower room with a heated towel rail. Underneath, the basement is a real benefit to the property, mitigated by the current custodians. This room enjoys an exceptional level of storage from the built-in cupboards and a useful secondary external access to the garden. The flexible layout makes it perfect for storage, a teenager's den and with some alterations, it could be transformed into a bed-sit for an additional income stream. This home reflects the history of this beautiful market town, offering great accommodation in the gateway to the Cotswolds.

Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, complemented by two well-known supermarkets – it even has its own cinema! Wotton-under-Edge (M5 J14 approx 5.1 miles) is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through, perfect for walkers. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham make it an ideal location for families, commuters and outdoor enthusiasts. Katharine Lady Berkeley's Secondary School is an important element in the town and there are two primary schools. Please visit wotton-under-edge.com for a wealth of further information.

Property Highlights, Accommodation & Services

- Three Bedroom Cottage Within The Heart Of Wotton-under-Edge
- Low Maintenance Enclosed Rear Garden With Patio Seating Area
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley Secondary School
- Impressive Basement With External Access - Perfect Teenager's Den or Air Bnb Space (Subject to Necessary Requirements)
- Beautiful Character Features Including Exposed Beams, Stone Spiral Staircase and Working Woodburner
- Within Walking Distance Of Wotton-Under-Edge High Street and Close Proximity of the Cotswold Way
- Three Bedrooms With En-Suite Shower Rooms to the Main Bedroom
- Utility and Downstairs WC (In One)
- UPVC Double Glazing And Gas Central Heating
- Stroud District Council - Band C

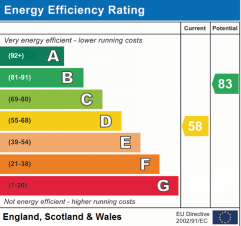
Directions

Travelling into Wotton-under-Edge from the south along the B4058, you will enter Haw Street which becomes Bear Street. Continue to the T-junction and turn left onto Gloucester Street. Number 45 can be found towards the top of this road on the right-hand side.

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

Tenure - Freehold

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



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