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SALES LETTING MANAGEMENT

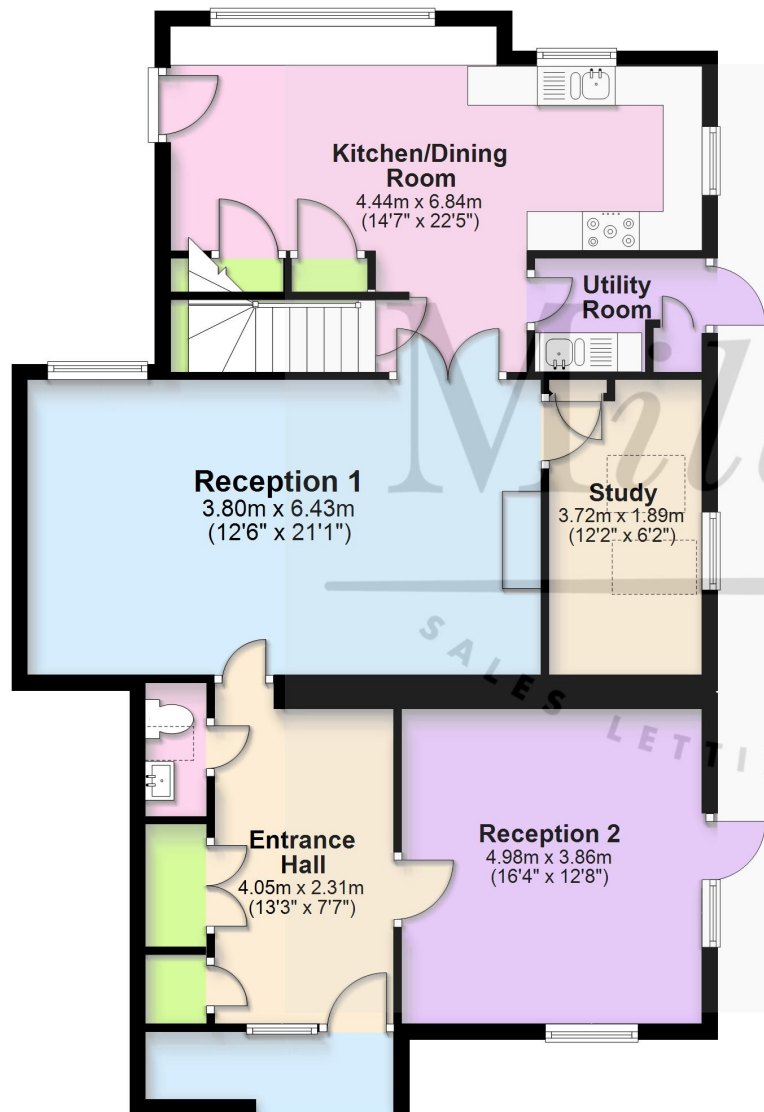


Mill Cottage, Valley Road, Wotton-under-Edge, Gloucestershire GL12 7NP

£675,000

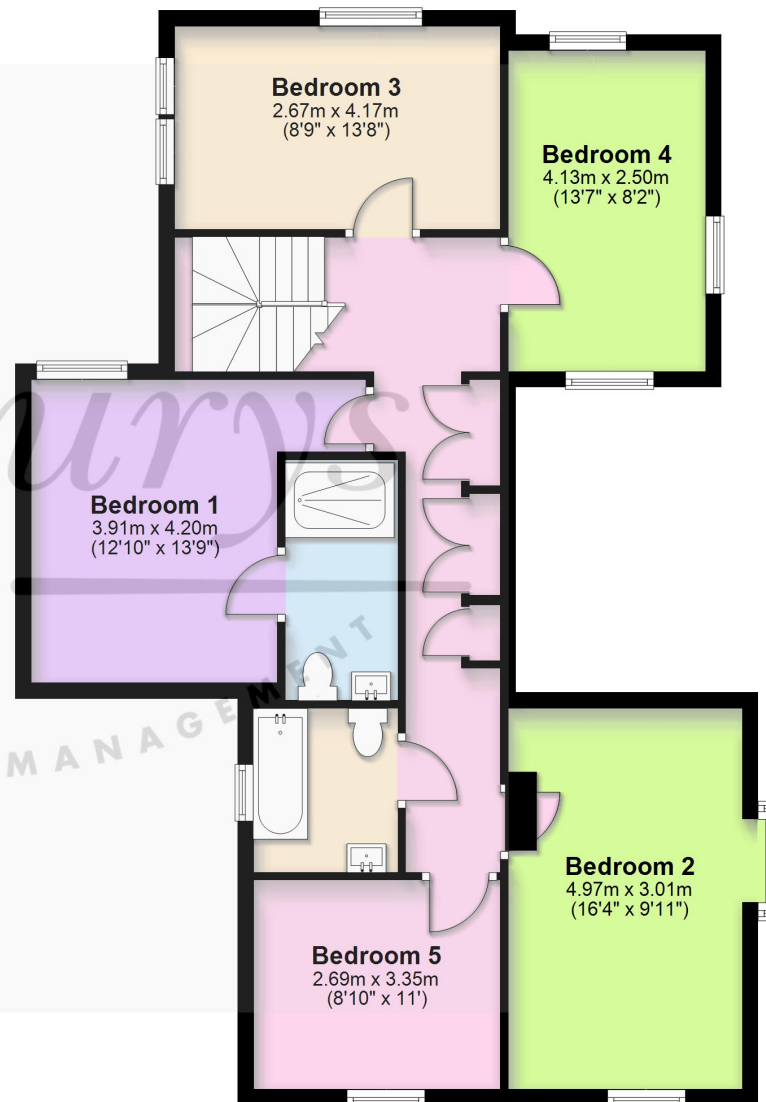
Ground Floor

Approx. 97.6 sq. metres (1050.8 sq. feet)



First Floor

Approx. 84.6 sq. metres (911.0 sq. feet)



Total area: approx. 182.3 sq. metres (1961.7 sq. feet)

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

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Secreted away at the end of a no-through road, on the fringe of Coombe Valley yet walking distance to Wotton High Street, you will find 'Mill Cottage' - a fantastic character detached home, the original part dating back to, we believe 17th century, in a tucked away position with stunning views and countryside walks right from the threshold. Mill Cottage sits in a generous sized plot (circa 0.257 acres) with wrap around mature cottage gardens, lawn to the front and a number of seating areas to soak up the sun and enjoy a spot of 'al-fresco' dining. Once inside, there are two separate reception rooms available - a lounge with wooden beams and wood-burning stove and a separate living room with french doors onto the garden. There is also a beautifully light garden study room with windows looking out onto the side garden. Located at the rear of the property is the kitchen/dining room, generous sized with plenty of space for a dining table, integrated appliances including a range-style cooker plus a separate utility room along with access to the outside. On the ground floor you will also find a useful cloakroom. Moving upstairs, there are five double bedrooms. The principle bedroom benefits from a smart modern en-suite whilst bedroom two is boasted with wonderful views from the bay window. The family bathroom completes the first floor, all accessed from a good sized landing with ample additional storage cupboards. Further benefits include sheds ideal for storage, off-street parking, gas central heating, underfloor heating and double-glazing. Mill Cottage provides a country home off the beaten track yet a stones throw from the amenities of Wotton under Edge, and with no onward chain! Highly recommended. Be sure to view!

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 is situated amidst beautiful countryside on the edge of the Cotswold escarpment – the Cotswold way runs straight through. Tetbury (approx. 10.1 miles), Cirencester, Bristol, Cheltenham (M5 J14 approx. 5.1 miles) 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

- Detached Character Cottage Sitting On A 0.257 acre plot
- Five Double Bedrooms, Principle Bedroom With En-Suite
- Two Separate Reception Rooms, Lounge With Wood Burner And Living Room With French Doors To Garden
- Wrap Around Mature Cottage Gardens With A Number Of Seating Areas
- Garden Study Room
- Smart Family Bathroom
- No Onward Chain
- Utility and Cloakroom
- Benefits Include Off Street Parking, Gas Central Heating, Underfloor Heating And Double Glazing
- Stroud District Council - Band D

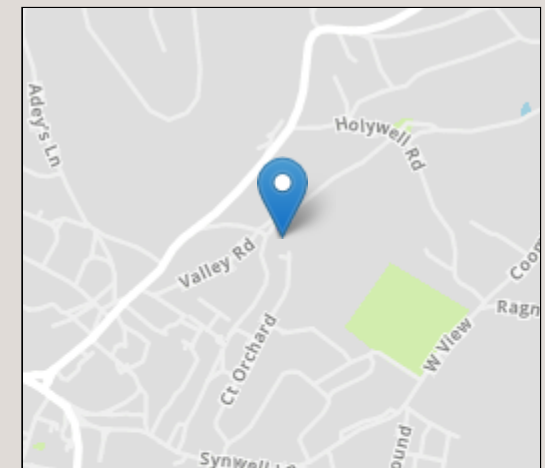
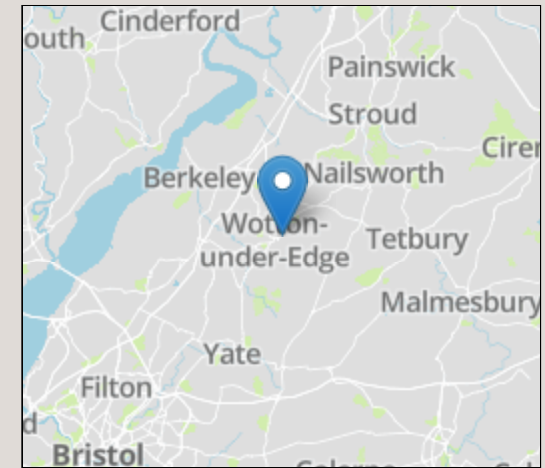
Directions

Coming from the Wotton High street head towards the war memorial on Old Town, once at the junction turn left on to Coombe Road. A short way along after St Mary's Church, turn right into Valley Road. Follow this road to the end, over the little bridge and you will find Mill Cottage on your right located behind a five bar gate.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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