

Milburys

SALES LETTING MANAGEMENT

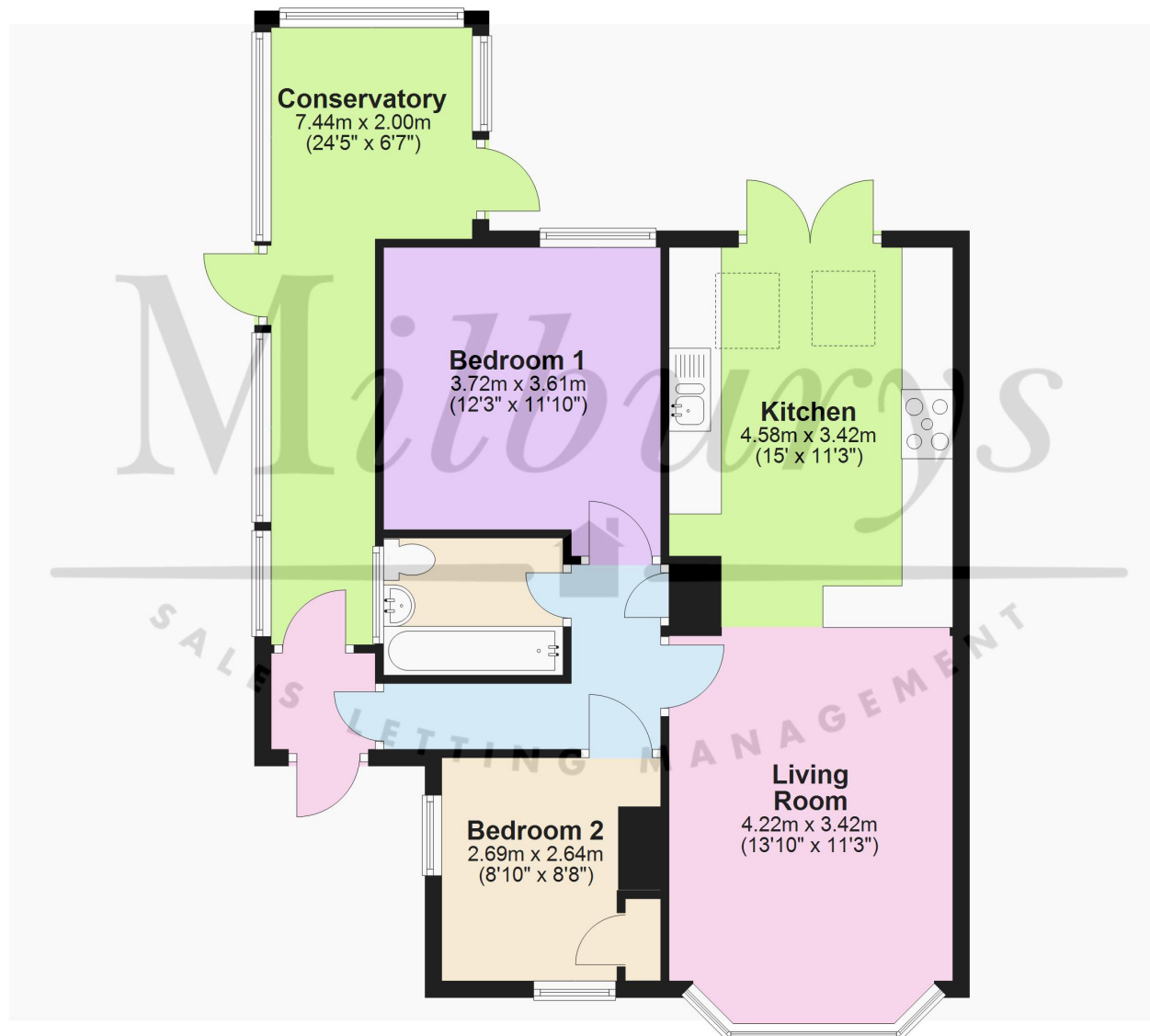


5 Hentley Tor, Wotton-under-Edge, Gloucestershire GL12 7LE

£315,000

Ground Floor

Approx. 75.1 sq. metres (808.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.9 sq. feet)

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

5 Hentley Tor, Wotton-under-Edge, Gloucestershire GL12 7LE

A well presented two bedroom semi-detached bungalow situated in a quiet cul-de-sac location and refurbished by the current owners boasting a lovely modern finish. This property benefits from far reaching panoramic views from the front over the rooftops of Wotton and beyond. To the rear there is a pretty mature tiered garden that backs onto open fields so has a lovely rural aspect over 'Warren Woods'. Entering the property you have a UPVC double glazed entrance hallway, which also leads to the conservatory at the rear benefiting from central heating. Once inside the bungalow you will find the second bedroom currently used as a child's nursery. Following on you open into the spacious open plan living area with a stylish modern kitchen and French doors leading to an enclosed and private patio area; a light space perfect for entertaining. The principal bedroom has a pleasant view of the rear garden whilst the family bathroom consists of a modern white suite. Further benefits include gas central heating, a single garage with power and light plus easy access to the local primary school, shops and amenities found in the High Street.

Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure and for those with a flair for antiques and collectables, why not visit the Wotton Auction Rooms.

Property Highlights, Accommodation & Services

- Modernised 2 Bedroom Bungalow
- Stunning Views Across Wotton with Open Fields to Rear
- No onward chain!
- Cul De Sac Location
- Modern Open Plan Living Space with Smart Fitted Kitchen
- Conservatory with Double Doors to Garden
- Single Garage with Power and Light
- Katherine Lady Berkeley School Catchment Area
- What3Words Location; animates.soaks.glorious
- Council Tax Band C - Stroud District Council

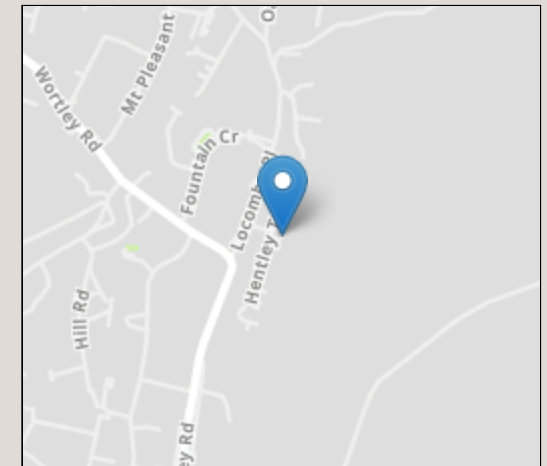
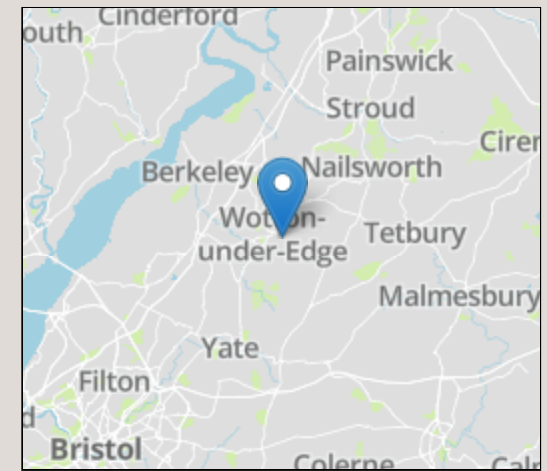
Directions

From Wortley Road turn into Locombe Place where Hentley Tor will shortly be on your right. Once in bear right and at the junction the house will be directly opposite.

Local Authority & Council Tax - Stroud District Council - Tel: 01453 766321 - Tax Band C

Tenure - Freehold

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



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