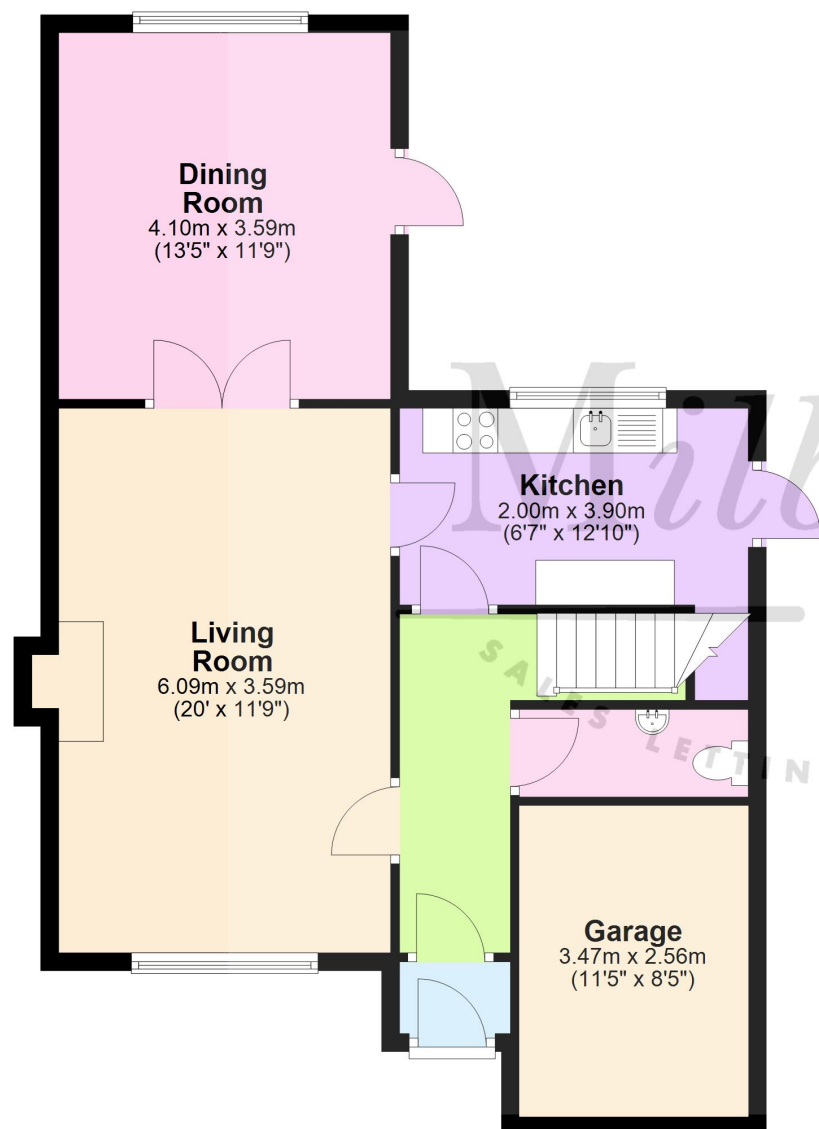




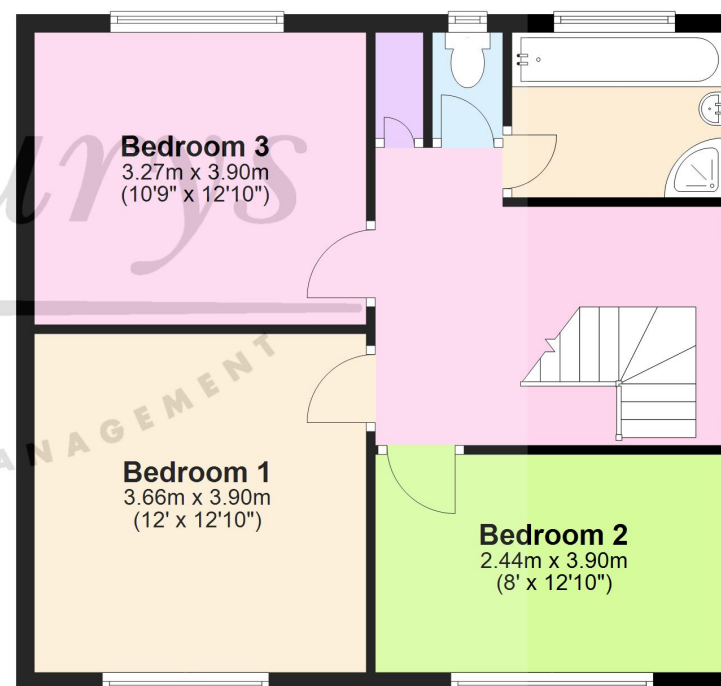
34 Dryleaze, Wotton-under-Edge, Gloucestershire GL12 7AN

£395,000

Ground Floor



First Floor



Total area: approx. 123.2 sq. metres (1325.6 sq. feet)

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

34 Dryleaze, Wotton-under-Edge, Gloucestershire GL12 7AN

Nestled in the highly sought-after residential area of Dryleaze, this delightful three-bedroom semi-detached home promises ample of space, convenience, and endless potential for personalisation. With fantastic views over to Wotton Hill and easy access to the High Street and its myriad of amenities, plus within catchment to excellent primary and the reputable Katharine Lady Berkeley's school, it's the ideal setting for family life. Set back from the road, with a lawned front garden this leads you into a welcoming entrance hall via a handy porch. To your left, you will find an impressively spacious living room featuring a fireplace, with sliding double doors through to the extended dining room—perfect for cosy family gatherings and entertaining guests. The smart modern kitchen is geared for convenience with plenty of storage and space for appliances along with access to the outside. It offers exciting possibilities for those who envision an open-plan kitchen/dining area. A handy downstairs cloakroom completes the ground floor, adding to the functionality and ease of the home. Upstairs, you will discover three generously sized bedrooms, all double with ample storage space. These rooms share a well-appointed family bathroom, offering a bath along with a shower cubicle and separate WC, all accessed from a good-sized landing area. Outside, the home boasts an impressive, expansive garden, predominantly laid to lawn, complemented by a charming gravel seating area—ideal for outdoor relaxation and family activities. Further benefits include side access, a single garage and ample driveway parking. With so much potential for home improvements and personal touches, this property is the ideal canvas for truly making your own in the picturesque setting of Dryleaze.

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

- Three Bedroom Semi Detached Family Home
- Sought After Location of Dryleaze- Walking Distance to the High Street and Excellent Primary Schools and Katharine Lady Berkeley's Secondary School
- A Spacious Property with Scope For So Much Potential
- Generous Sized Living Room With Sliding Glass Doors to the Dining Room
- Dining Room Overlooking The Rear Garden
- Family Bathroom With Bath And Separate Shower Cubicle, Separate WC
- No Onward Chain
- Handy Downstairs Cloakroom
- Single Garage and Ample Driveway Parking
- Stroud District Council - Band D

Directions

Travelling into Wotton-under-Edge from the south along the B4058, after passing the Chipping Surgery on your right, take the first left hand turn into Westfields. Continue into Dryleaze- number 34 can be found on the left hand side a short way along.

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		71	83

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