

Milburys

SALES LETTING MANAGEMENT



'The Millers House', Water Lane, Wotton-under-Edge, Gloucestershire GL12 7LG

Guide Price £650,000

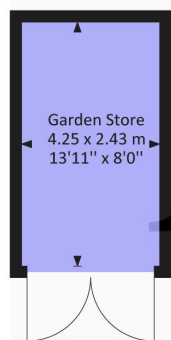
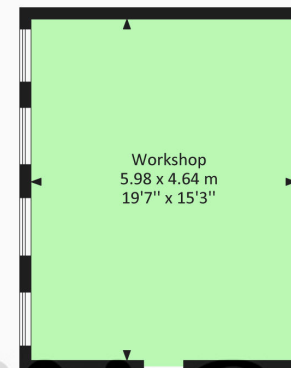
45 Water Lane, Wotton-Under-Edge, GL127LG

Internal Area (Approx)

205.20 Sq.M / 2209.10 Sq.Ft

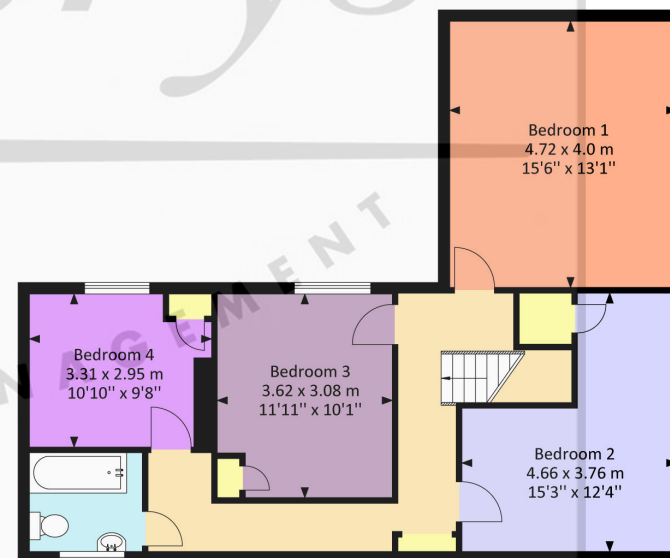
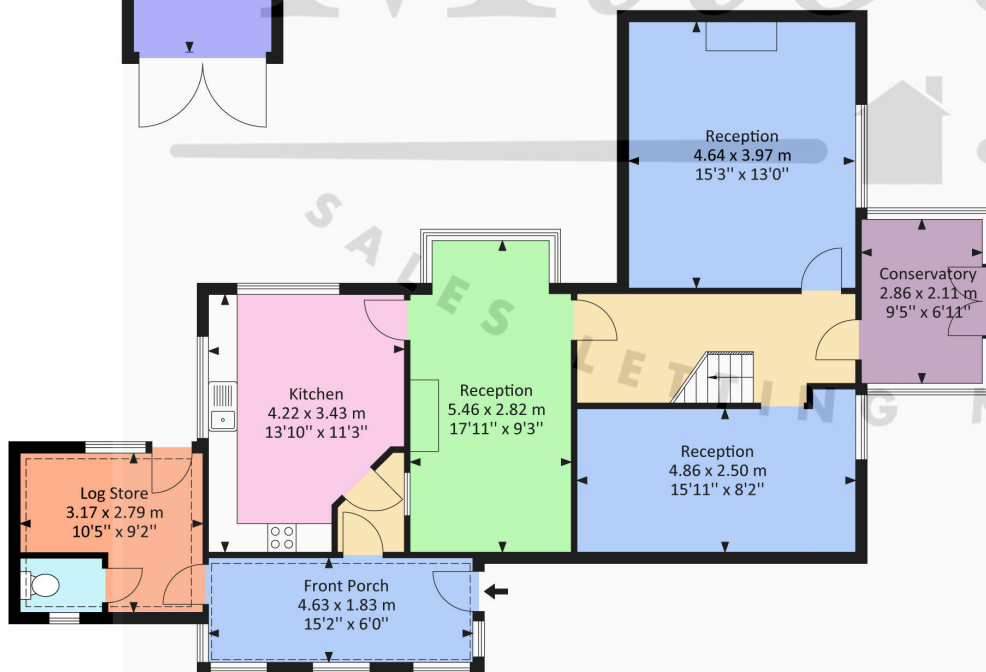
For identification only. Not to scale.

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Ground Floor

First Floor

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VIEWINGS BY PRIOR APPOINTMENT ONLY - Nestled at the end of Water Lane, concealed by tall mature hedges and gates, lies a unique opportunity to leave a personal touch on something truly special. Situated on approximately one acre of land, a mere 0.3 miles from the amenities of High Street, is this expansive four-bedroom detached home, awaiting modernisation, updating, and offering significant development potential (subject to planning permissions). It could also be an ideal match for those with a passion for gardening, eager to cultivate 'The Good Life'. The home features three reception rooms, including one with a wood-burner, a generously sized kitchen with ample storage, alongside a side porch connected to a log store and a downstairs WC. The upper level houses four bedrooms, two with built-in storage, alongside the family bathroom. Additionally, the property boasts a garden store, an ideal hideaway for the lawnmower, and a workshop for hobbyists. Other advantages include gas central heating and partial double-glazing. Country walks can be embarked upon directly from the front gate, provided the extensive gardens don't occupy all your time. Please be aware that viewings must be accompanied and arranged in advance - contact our sales team to schedule a visit.

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, perfect for walkers. 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

- 4 Bedroom Detached House Sitting in a Plot of Circa 1.03 Acres
- 0.3 Miles From Wotton-Under-Edge High Street Shops And Amenities
- Potential To Extend And Develop Subject To Any Planning Consents
- Large Garden, Mainly Laid to Lawn and Complete with Mature Trees
- Plenty of Parking and a Timber Carport
- Katherine Lady Berkeley School Catchment Area and an Excellent Primary School
- Separate Garden Store and Workshop
- Three Reception Rooms, One With Wood-Burner
- All Viewings Strictly by Prior Appointment - Please Call Our Wotton Sales Team

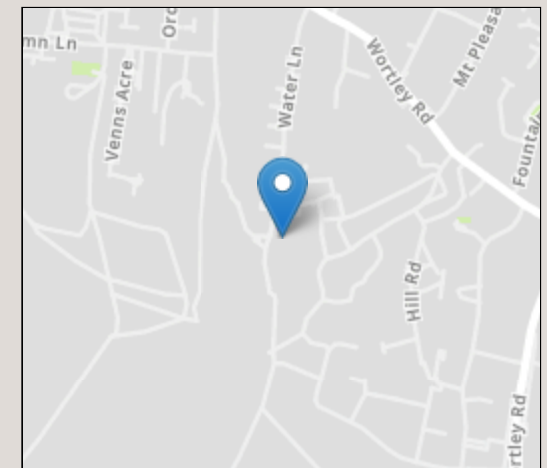
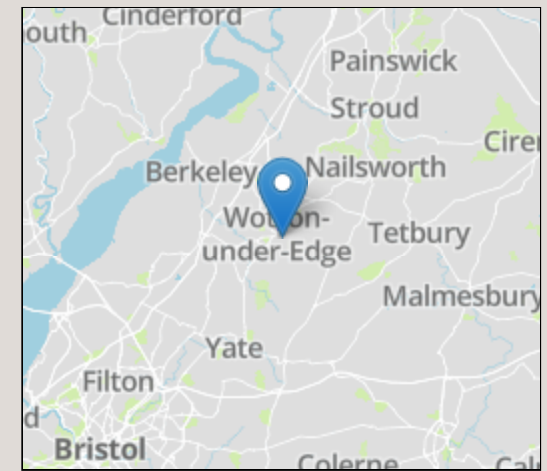
Directions

From the War Memorial at the bottom of Old Town, drop down into Cotswold Way then immediately right into School Road which becomes Dyers Brook as you pass the bottom of Ludgate Hill. Take the next right into Water Lane and 'The Millers House' is at the far end, in the left hand corner.

Local Authority & Council Tax - Stroud - Tax Band E

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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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