



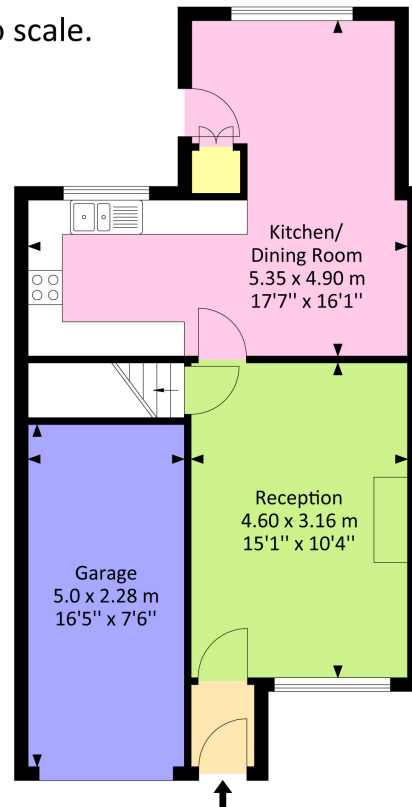
54 Bearlands, Wotton-Under-Edge, GL127SB

Internal Area (Approx)

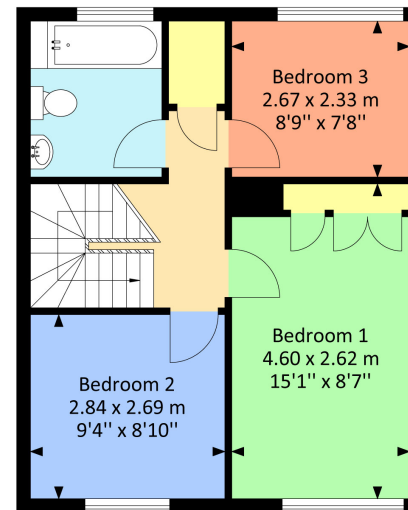
90.20 Sq.M / 970.60 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



54 Bearlands, Wotton-under-Edge, Gloucestershire GL12 7SB

Set in the pretty market town of Wotton-under-Edge, close to local highly rated schools and amenities, this three bedroom semi-detached property is an ideal family home with plenty to offer. On entering the property you are welcomed into the entrance hallway, followed by a light and cosy living space with feature electric fireplace; a great room for evenings in and enjoying time with the family. The kitchen diner is spacious, with a pleasant outlook over the rear garden and fields beyond. Upstairs there are three bedrooms, (the principal bedroom benefits from fitted wardrobes) and a family bathroom, all accessed from a good-sized landing. The real treat of this property is the rear garden, with open views of the sweeping landscape behind, and a beautifully presented garden with established plants and borders. The property further benefits from a single garage, driveway parking and no onward chain- call our office to arrange your viewing today.

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. 5.1miles 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

- Popular Development in Wotton Under Edge
- 3 Bedroom Semi-Detached
- Spacious Living Room
- Within Catchment Of Excellent Primary Schools And KLB Secondary School
- Far-Reaching Country Views And Walks Right From The Doorstep
- Light and Airy Open Plan Kitchen/Dining Room
- Gas Central Heating
- Single Garage and Driveway Parking
- No Onward Chain
- Stroud District Council - Band C

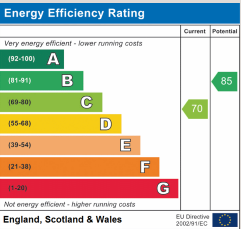
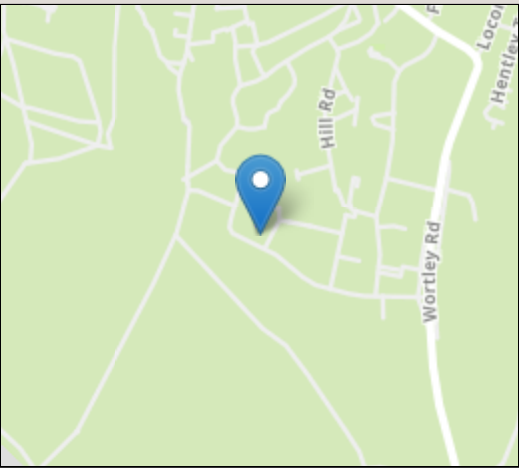
Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial round-about, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Follow Wortley Road, continuing around the sharp right hand bend. Continue into the road of Bearlands on your right and follow the street until you get to 54 Bearlands on your left hand side.

Local Authority & Council Tax - Stroud - Tax Band C

Tenure - Freehold

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



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