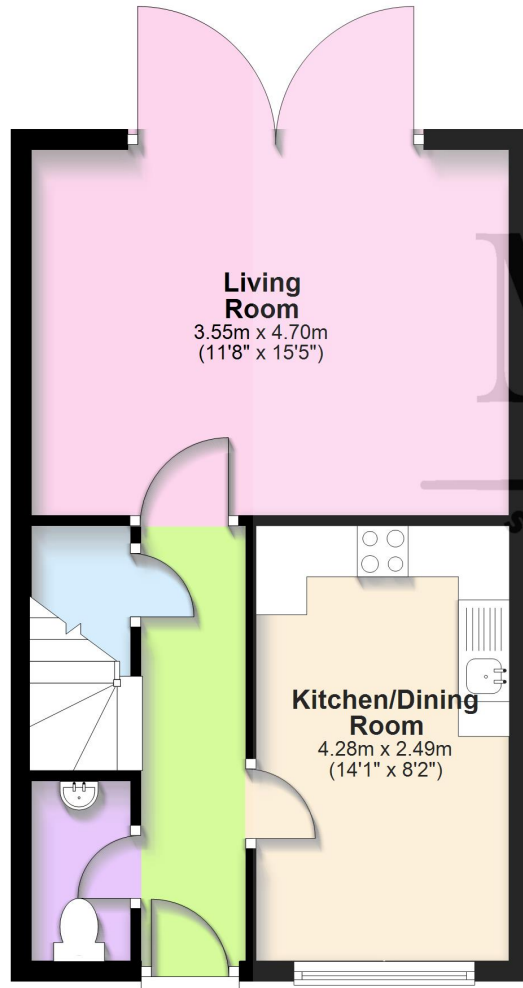




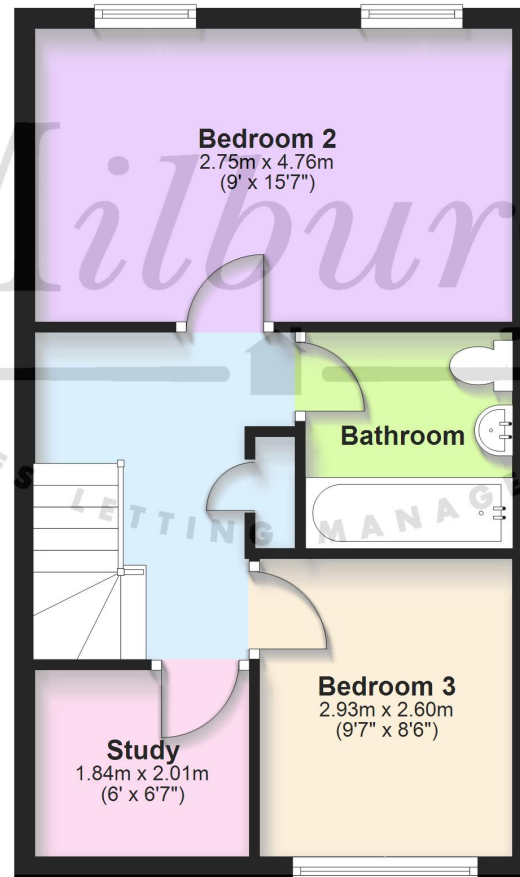
Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



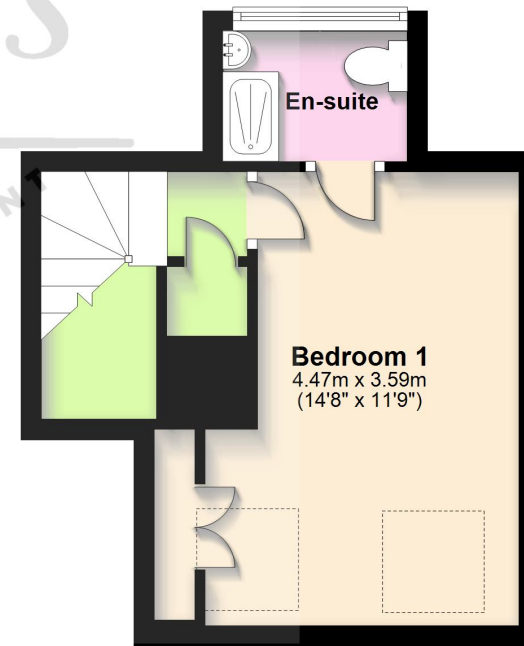
First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



Total area: approx. 96.5 sq. metres (1039.0 sq. feet)

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

39 Britannia Mews, Wotton-under-Edge, Gloucestershire GL12 7EJ

Nestled in the sought-after town of Wotton-under-Edge, this delightful three-bedroom end-of-terrace property offers modern living across three well-designed floors - perfect for families or professionals seeking space, comfort, and convenience. The property welcomes you with a spacious living room featuring French doors that open out onto the garden, creating a lovely light-filled space ideal for relaxation and entertaining. The modern kitchen/diner provides ample room for cooking and family meals, while a convenient downstairs WC completes this floor. Upstairs, you'll find two well-proportioned bedrooms, a family bathroom, and a useful office/study, perfect for those working from home or needing extra storage space. The master bedroom occupies the third floor, offering a sense of privacy and calm. This bright and airy room benefits from fitted wardrobes and a stylish en-suite shower room. To the rear, the enclosed garden is designed for easy maintenance, providing the ideal setting for outdoor dining or relaxing in the sunshine. With its practical layout, modern features, and sought-after location close to local amenities, schools, and countryside walks, this property makes a wonderful home ready to move straight into.

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 (M5 J14 approx 5.1 miles) 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 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

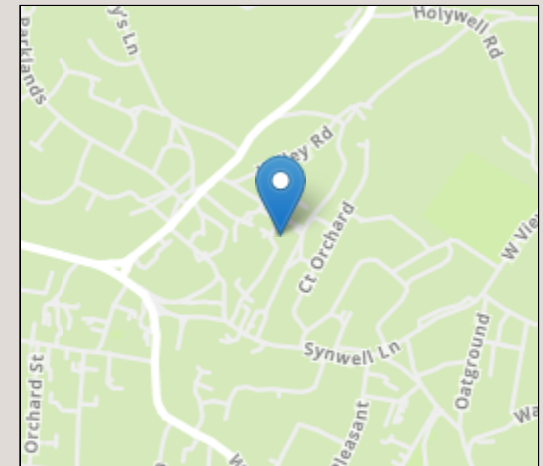
- Three Bedrooms Plus An Additional Study • Principal Bedroom With Bespoke Fitted Wardrobes and En-Suite Shower Room
- Within Walking Distance Of Wotton-Under-Edge High Street • Easy To Maintain Rear Garden With Patio Area
- Living Room With French Doors To Garden • Downstairs WC and Family Bathroom • Single Garage & Allocated Parking
- Built By Crest Nicholson in 2015
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council - Band C

Directions

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

Tenure - Freehold

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



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