

Milburys

SALES LETTING MANAGEMENT



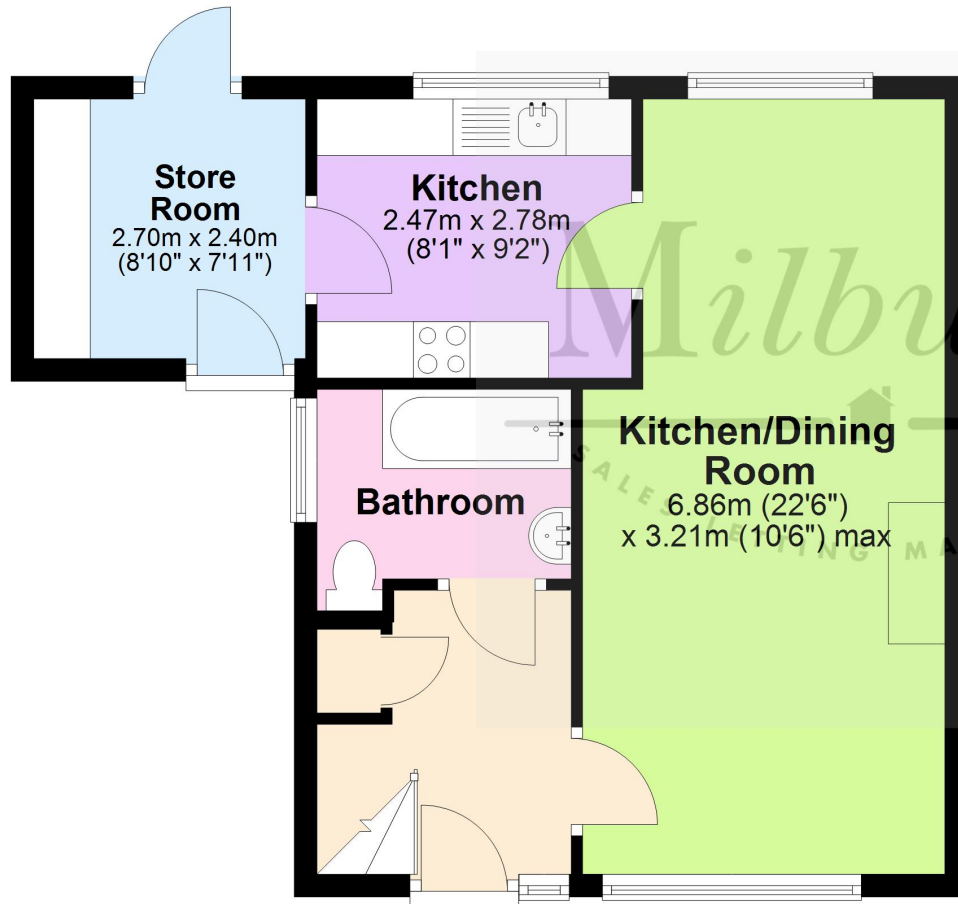
8 Cherry Orchard, Wotton-under-Edge, Gloucestershire GL12 7HT

£275,000



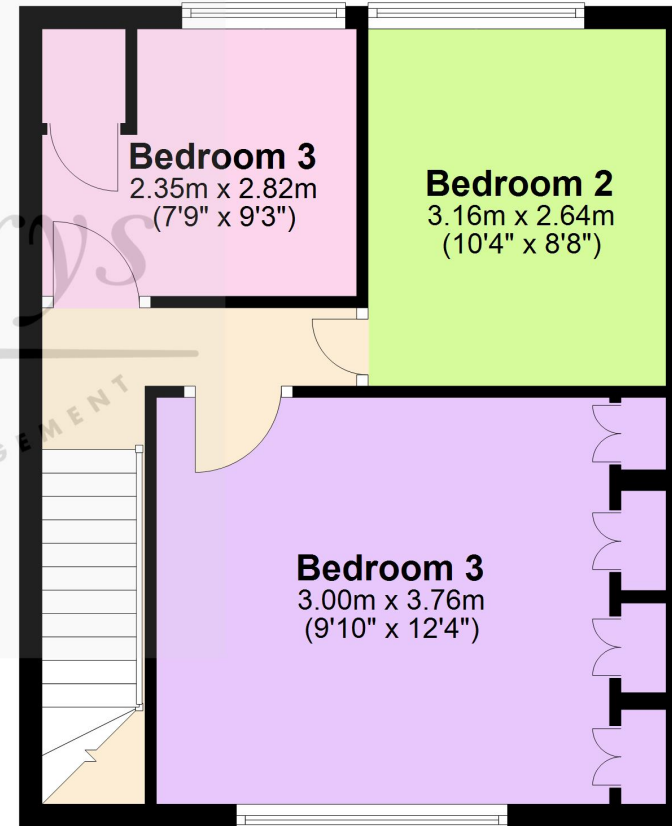
## Ground Floor

Approx. 49.2 sq. metres (529.8 sq. feet)



## First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

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

# 8 Cherry Orchard, Wotton-under-Edge, Gloucestershire GL12 7HT

Hidden away in the elevated position of Cherry Orchard, a quiet cul-de-sac location, you will find this wonderful semi-detached property waiting to become your new home, ideal for first time buyers or young families. Recently updated by the current owner to include a newly fitted bathroom and carpets. This property boasts beautiful panoramic views over the rooftops of Wotton and hills beyond. Entering into the property, you are welcomed into a light and airy entrance hallway, to the right you arrive into a delightful lounge/diner with dual aspect windows inviting plenty of natural light a perfect place for entertaining and family nights in. Following through you find yourself in the fitted kitchen offering plenty of storage. Joining the kitchen there is a good sized storage room. Before entering upstairs you will find access to the newly installed modern family bathroom. On the first floor there are two double bedrooms and one single, the principle benefiting from fitted wardrobes. The gardens, mainly laid to lawn, are an amazing place to escape to enjoy the views whilst on the raised patio, a perfect place to enjoy some alfresco dining! For the green thumb, you will find a raised flowerbed to the rear of the garden. Further benefits include gas central heating, double-glazing and off-street parking. Overall, an ideal home ready to put your stamp on! and offered with no onward chain.

## Situation

This charming market town enjoys a vibrant High Street with an eclectic mix of independent shops and coffee shops – 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](http://wotton-under-edge.com) for a wealth of further information.

## Property Highlights, Accommodation & Services

- Perfect for First Time Buyers and Young Families
- No Onward Chain
- Quiet Cul-De-Sac Location
- Newly Installed Family Bathroom
- Gas Central Heating - Double-Glazing - Mains Drainage
- Off-Street Driveway Parking for Two Cars
- Panoramic Views Across the Rooftops of Wotton and Beyond
- Room for Extension (Subject to Necessary Planning Constraints)
- Within Catchment of Katherine Lady Berkeley School and walking distance to The British School
- Stroud District Council - Band C

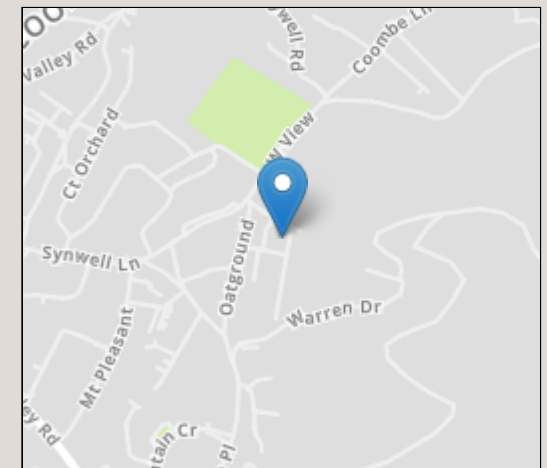
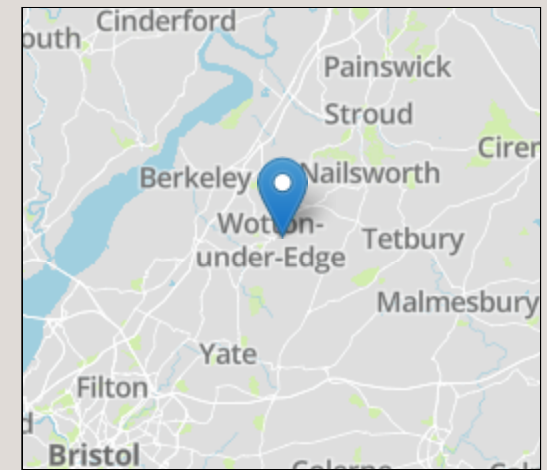
## Directions

Driving out of Wotton-under-Edge in a northerly direction on the B4058, look out for Cherry Orchard on your lefthand side before you reach the synwell playing field. Turn left and follow the road round, look out for No.8 on your righthand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto: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	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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