



Milburys  
SALES LETTING MANAGEMENT

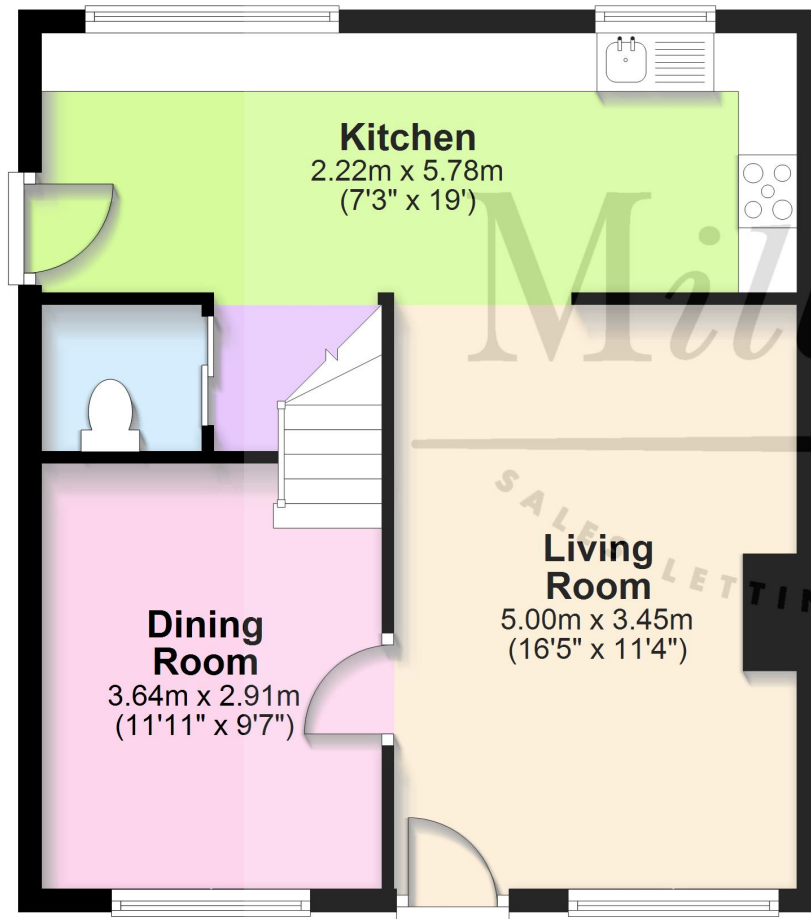
9 Ellerncroft Road, Wotton-under-Edge, Gloucestershire GL12 7AX

Offers in Excess of £425,000



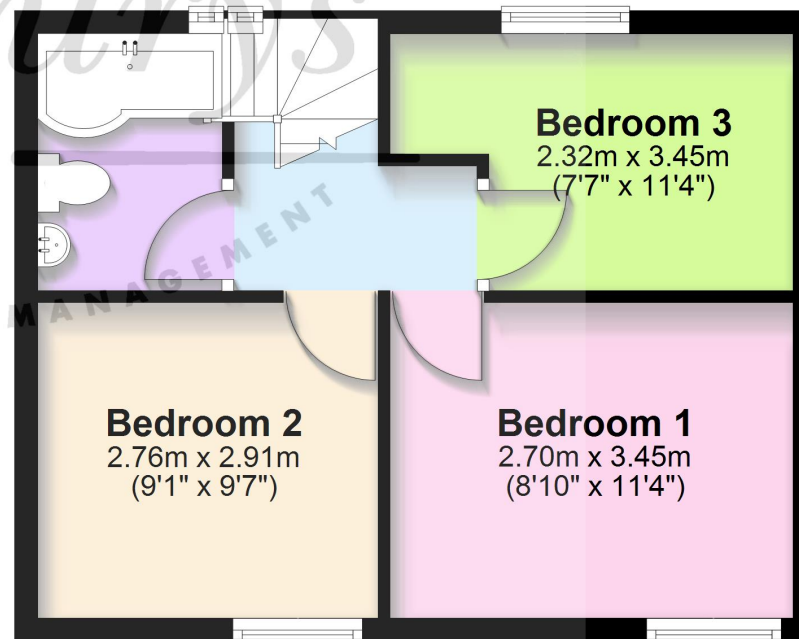
## Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

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

# 9 Ellerncroft Road, Wotton-under-Edge, Gloucestershire GL12 7AX

On the northern side of Wotton-under-Edge sits Ellerncroft Road, featuring many elegant period homes. Amongst these, this beautiful three-bedroom end-terraced home has been thoughtfully updated by the current custodians and enjoys stunning scenic views of fields towards the Severn Estuary. The lounge welcomes you into the home, bathed in natural lighting from the generous sash window. The red brick fireplace with a working woodburner adds to the appeal of this home in the cosy seasons! The kitchen spans the rear of the home, blending the timeless character of exposed stone walls with a contemporary finish, plenty of storage, fitted appliances, a Range-style oven and a pleasant outlook over the rear garden. Neatly tucked away under the stairs is a pantry space connecting to the utility space and WC (as one), housing the gas combination boiler. A well-proportioned dining room is blessed by natural lighting from the front-facing window, creating the perfect space for formal dining occasions or casual meals with loved ones. Upstairs, there are two double bedrooms, a generously sized single bedroom and a stylish contemporary bathroom incorporating a bath with a shower overhead, a sink and a radiator. The true compliment to this home is the pretty and mature, slightly ascending cottage gardens that extend at the rear. Adorned with vibrant seasonal colour, a shed equipped with power and lighting and a feature vegetable patch at the far end. The raised patio seating area is perfect for enjoying the scenic views towards the Severn Estuary and countryside in between! Only a short walk from the High Street, Cotswold Way and Katharine Lady Berkeley's Secondary School, this is the perfect blend of comfort, character and location – a retreat you will never want to leave.

## 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](http://wotton-under-edge.com) for a wealth of further information.

## Property Highlights, Accommodation & Services

- End Terraced Cottage In The Heart Of The Village
- Wealth Of Character And Period Features Including Exposed Beams
- Log Burner in Main Sitting Room
- Side Access To The Property
- Downstairs Cloakroom and Upstairs Family Bathroom
- Spectacular Views Looking Out To Open Fields
- Low Maintenance Enclosed Rear Garden
- Walking Distance To High Street Amenities
- Gas Central Heating And UPVC Double Glazing
- Council Tax Band - C Stroud District Council

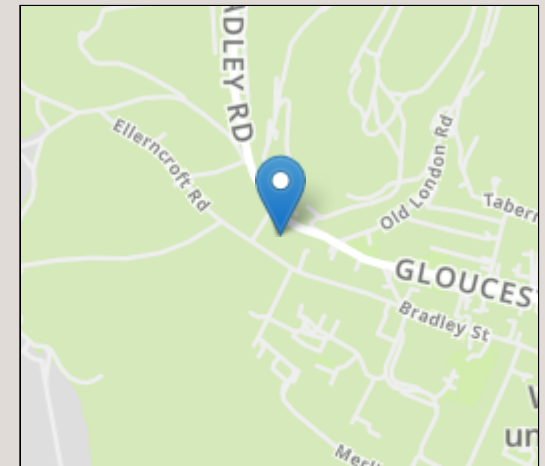
## Directions

On entering Wotton under Edge on New Road, continue past the Royal Oak Public House then turning left into Bradley Street. Continue into Cotswold Way, branching off left immediately after Dryleaze into Ellerncroft Road. After a short distance you will find 9 Ellerncroft Road on your right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



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