

Milburys

SALES LETTING MANAGEMENT



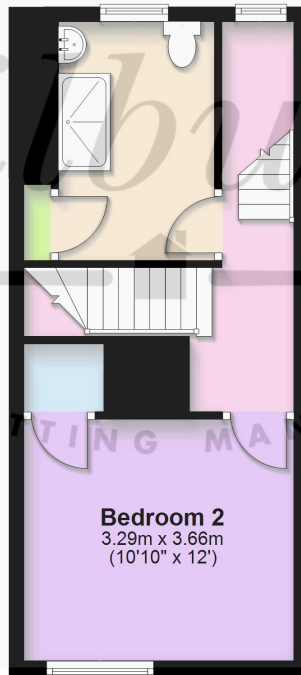
16 Old Town, Wotton-under-Edge, Gloucestershire, GL12 7DH

£245,000

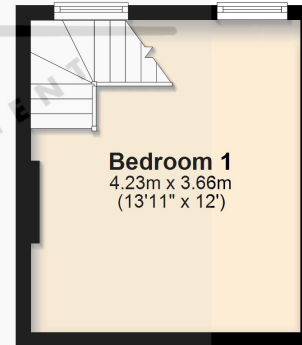
**Ground Floor**  
Approx. 44.6 sq. metres (480.5 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.9 sq. feet)



**Second Floor**  
Approx. 15.5 sq. metres (166.6 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

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



# 16 Old Town, Wotton-under-Edge, Gloucestershire GL12 7DH

Only a stone's throw from Wotton's historic High Street with shops, cafes and public houses aplenty this cosy cottage sits. A perfect first-time purchase if you are looking to add your mark on a home or a prime investment opportunity! You enter into a well-proportioned and inviting lounge complete with a feature wood burner to take the chill from cold evenings. The kitchen/diner is situated to the rear of the property, equipped with plenty of storage for the pots and pans leading to the conservatory which is the perfect sun-trap offering a pleasant look over the rear garden. Completing this level is the generous understairs storage cupboard. The first floor houses a spacious double bedroom with beautiful wooden flooring and an expansive sash window inviting light to fill the space while enjoying the additional benefit of under-stairs storage. This floor also offers a modern walk-in shower room. A second staircase leads you to the generous-sized principal bedroom. You can soak up the sun in the low-maintenance courtyard garden which is southerly facing. In short, a charming cottage situated in the heart of Wotton-under-Edge in need of tailoring to your bespoke taste.

## Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and coffee shops, further complemented by two local 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. 5.1 miles 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.

## Property Highlights, Accommodation & Services

- NO ONWARD CHAIN • Perfect First Time Buyer, Investor And Downsizer Home • Lounge with Wood Burner
- Central Wotton-under-Edge Character Cottage • Contemporary Family Shower Room • Two Double Bedrooms
- Accommodation Over Three Floors • South Facing, Low-Maintenance Courtyard Garden
- 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

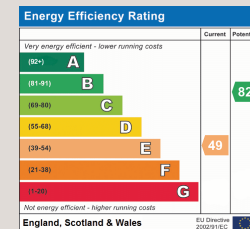
## Directions

Entering into Wotton on the B4508 at the T Junction turn right into Old Town you will see number 16 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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