



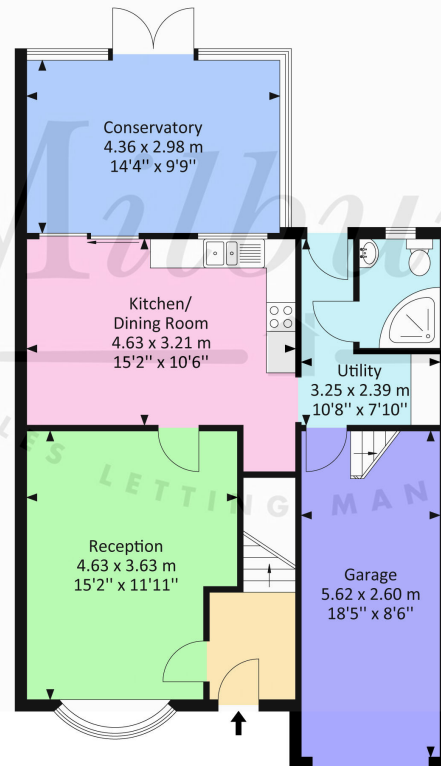
72 Bearlands, Wootton-Under-Edge, GL127SB

Internal Area (Approx)

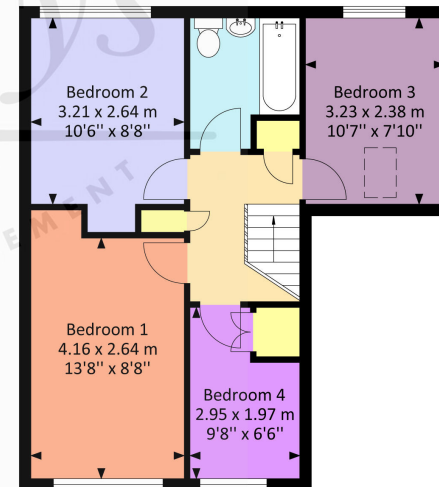
119.70 Sq.M / 1288.20 Sq.Ft

For identification only. Not to scale.

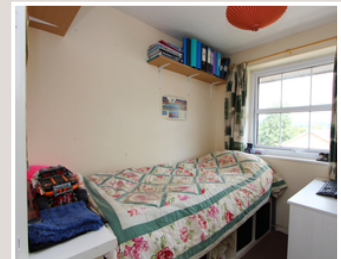
Produced by Energy Plus



Ground Floor



First Floor



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

A desirable property set in the popular development of Bearlands, close to local amenities, Wotton High Street and within catchment area of highly sought after schools. This four bedroom semi-detached house makes for a wonderful future family home. On entering this spacious property, to the left is a light and cosy living room, with bay window to the front and tasteful décor; it's an inviting room to enjoy with the whole family. Onto the kitchen diner, is a spacious room with ample storage, integral oven and a separate useful utility space complete with dining area for entertaining. The downstairs is also enhanced by a shower room and in addition a light and open conservatory which takes full advantage of the stunning countryside views; a perfect space to unwind and relax. Upstairs you will find four bedrooms with bedrooms 1 and 4, in particular, benefitting from far reaching views across the fields and beyond. Upstairs is also home to a tastefully decorated family bathroom complete with a white modern suite. The property further benefits from an integral garage, driveway parking and an enclosed rear garden with a superb outlook backing onto fields. An opportunity not to be missed and a chance to own a wonderful property that is perfect for any growing family. Please call our Wotton branch today to arrange your viewing.

Situation

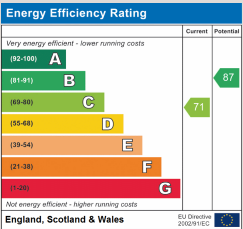
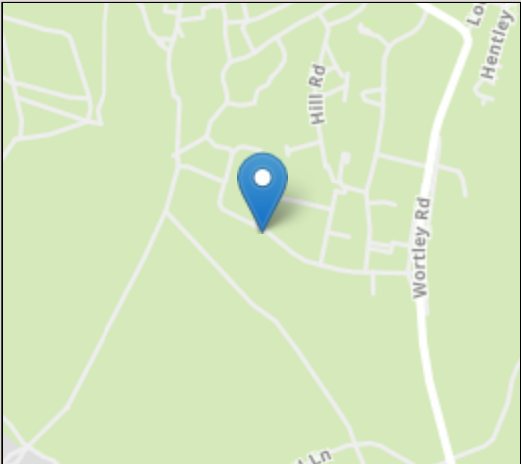
This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge 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

- Semi detached, four bedroom family home
- Beautiful countryside views
- Close to Wotton's Popular High Street and Countryside Walks
- Catchment of Katherine Lady Berkeley Secondary School and an Outstanding Primary School
- Light and modern kitchen/diner leading into lovely conservatory overlooking garden
- Comfy living space with bay window
- Enclosed rear garden with full viewpoint of the countryside views
- Gas central heating and double glazing
- Sizeable garage space and off street parking
- Council Tax Band C - Stroud District Council

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 72 Bearlands on your left hand side.



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