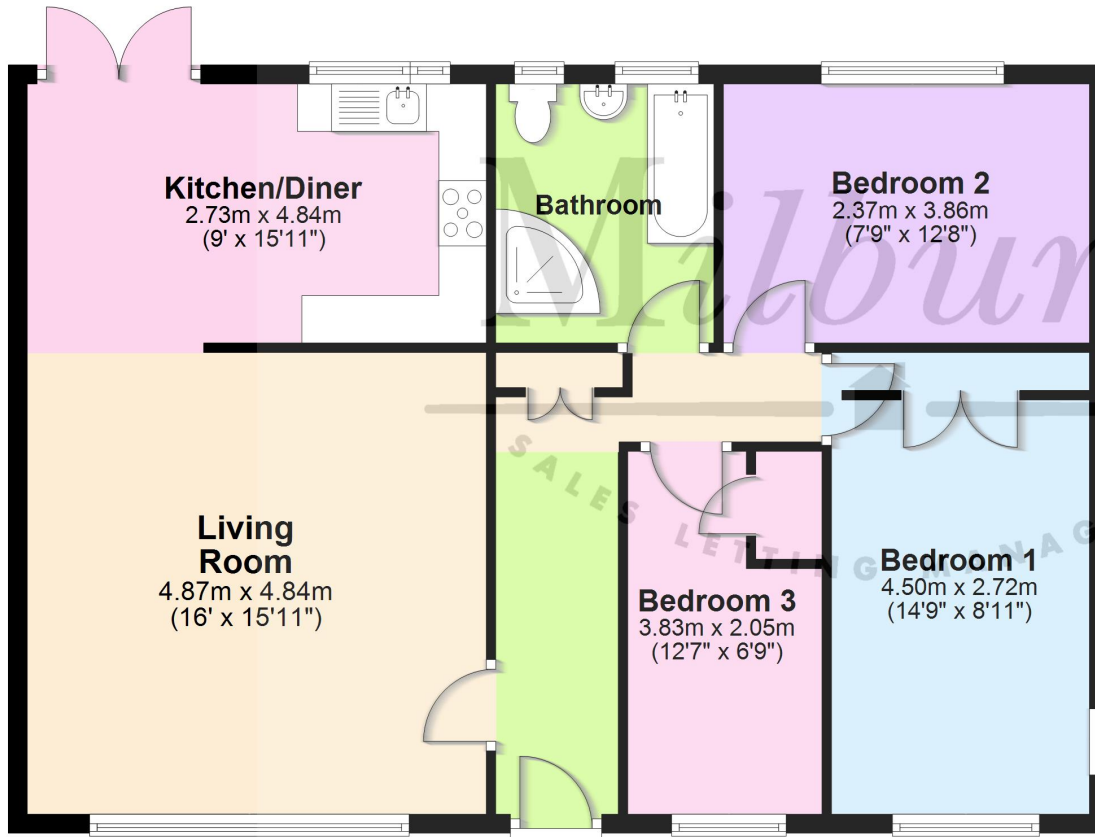




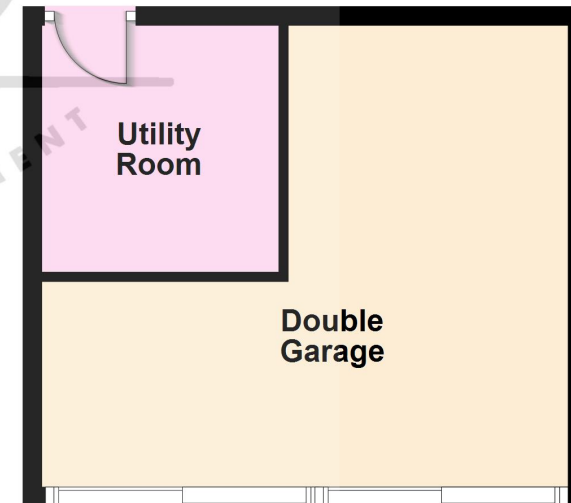
Ground Floor

Approx. 84.5 sq. metres (909.1 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 112.0 sq. metres (1205.3 sq. feet)

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

23 Parklands, Wotton-under-Edge, Gloucestershire GL12 7LT

We are proud to present this stunning three-bedroom detached bungalow in the highly sought-after Parklands area of Wotton-under-Edge - a peaceful, established neighbourhood with excellent access to local amenities, countryside walks, and the town centre. Step inside to a bright and spacious entrance hall with built-in storage, setting a warm tone for the home. To the left, the generously sized living room features a large picture window offering far-reaching views, with a delightful feature fireplace adding character and comfort. At the heart of the home is a stylish open-plan kitchen/dining area, complete with sleek integrated appliances, ample storage, and direct access to the garden perfect for everyday family life or entertaining guests. There are three well-proportioned bedrooms, two doubles with built-in wardrobes and a single, all tastefully decorated and ideal for flexible use. The spacious family bathroom includes both a bathtub and a walk-in shower, finished with quality fixtures and modern tiling. Outside, the beautifully maintained rear garden is a standout feature, offering mature planting, year-round colour, and a paved patio ideal for al fresco dining. Additional highlights include a double garage, ample driveway parking, and a separate utility room adding practicality to this impressive home.

Situation

Situated on the Cotswold Way, this charming character Market Town has an eclectic mix of local shops and businesses on its vibrant High Street. Golf courses, beautiful surrounding countryside plus access to Tetbury (approx 10.1 miles), Cirencester, Bristol and the M5 (Junction 14 is approx 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. The nearby Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two primary schools. It even has its own cinema!

Property Highlights, Accommodation & Services

- Charming Bungalow With No Onward Chain • Modern Kitchen/Diner With Patio Doors To Garden • Light And Open Entrance Hallway
- Three Bedrooms (Two With Built In Storage) • Bathroom With A Separate Bath And Shower Cubicle
- Charming Bungalow In The Heart of Wotton-under-Edge • Beautifully Decorated Throughout
- Within Walking Distance To Amenities And Local Schools For All Ages • Pretty Rear Garden With Mature Plants, Lawn, And Patio
- Detached Double Garage With A Utility • Stroud District Council - Band D

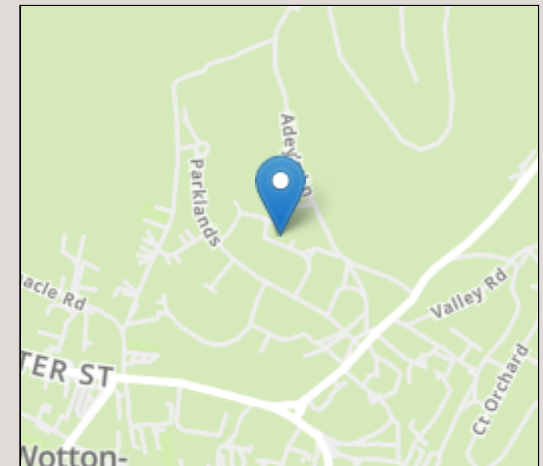
Directions

On entering Wotton-under-Edge from the direction of Charfield (B4058) - proceed along Bear Street, and turn right at the T junction into Old Town. At the War Memorial, turn left into Coombe Road, Parklands will be a short distance on your left hand side.

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

Tenure - Freehold

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



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