

Milburys

SALES LETTING MANAGEMENT



**Willowbeck House, 14 Holywell Road, Wotton-under-Edge, Gloucestershire GL12 7NJ £700,000**



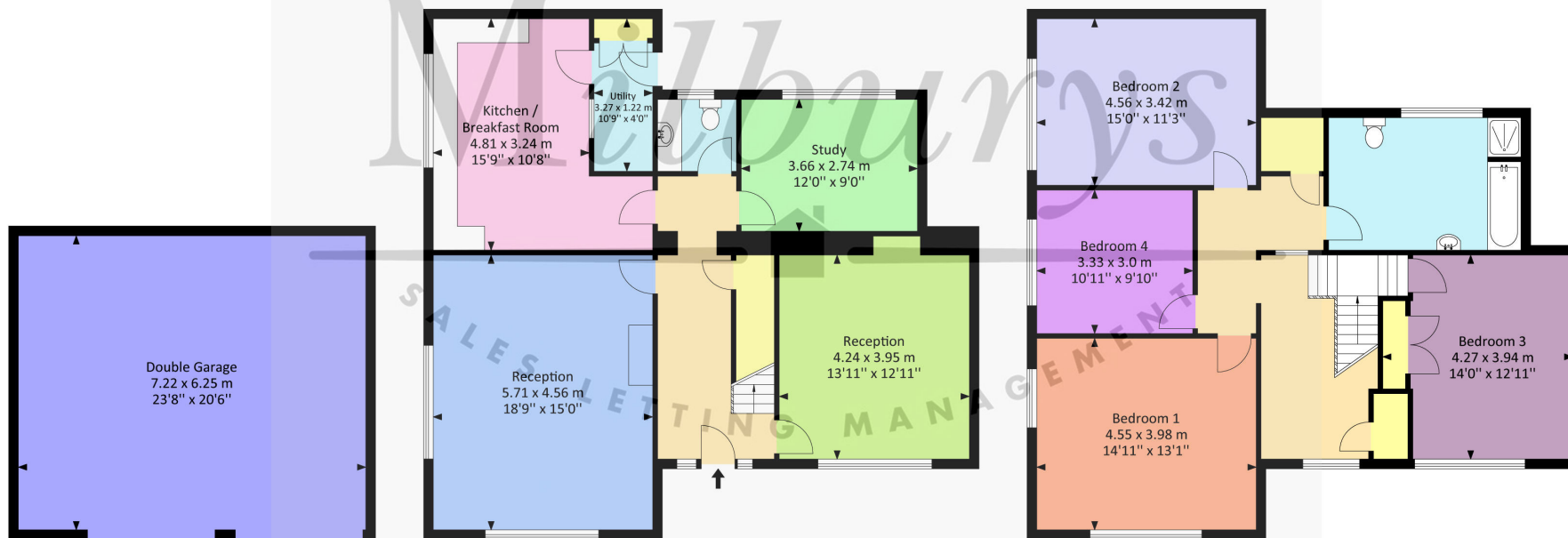
14 Holywell Road, Wotton-Under-Edge, GL127NJ

Internal Area (Approx)

231.40 Sq.M / 2490.90 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Garage

Ground Floor

First Floor

# Willowbeck House, 14 Holywell Road, Wotton-under-Edge, Gloucestershire GL12 7NJ

Nestled behind elegant double gates, Willowbeck House is a magnificent four-bedroom detached house, occupying a distinguished position within its own grounds and boasts driveway parking with a wonderful double garage. Encapsulating the property is a beautifully manicured garden with an array of mature shrubs and trees boarding the property. The outdoor space comprises of a raised patio, a wonderful lawned area complete with flowerbeds and an apple tree. Upon entrance, you are greeted by a bright and welcoming entrance hallway that connects to heart of the home- a generously proportioned living room complete with a feature fireplace and delightful dual aspect windows pouring plenty of light into the space, one with a breathtaking view of Coombe Valley which stands in the Area of Outstanding Natural Beauty. The ground floor further accommodates a kitchen providing plenty of storage space, enjoying a picturesque view of the countryside hilltops which leads into the utility area. A separate office space, WC and dining area with a sizable window complete this level. The upper level houses four double bedrooms, three complete with built in storage and the principle bedroom boasting a dual aspect with captivating views. The property is further complemented from a sizable airing storage cupboard and the family bathroom complete with a bath and separate shower enclosure. This property is a sanctuary of privacy, within easy reach of the market town of Wotton-under-Edge. It's proximity to the Cotswold Way invites you on sunny afternoon adventures! In short, Willowbeck House is a treasured family home awaiting the new owner to add their own touch.

## 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

- Recently Installed Combination Boiler
- Within Close Proximity to Beautiful Countryside and The Cotswold Way
- Amazing Views Of Coombe Valley in the Area of Outstanding Natural Beauty
- Driveway and Double Garage with Gated Access
- Four Double Bedroom And Family Bathroom With a Seperate Bath and Shower Cubicle
- Generous Sized Lounge With a Delightful Dual Aspect Overlooking the Garden
- Utility Area and Downstairs Cloakroom
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley Secondary School
- Newly Fitted Carpet in the Study
- Stroud District Council Tax Band G

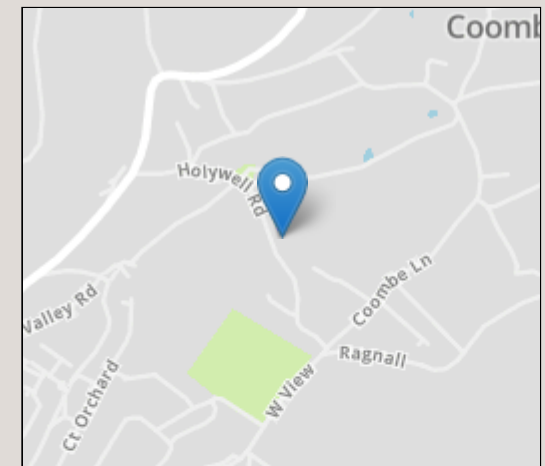
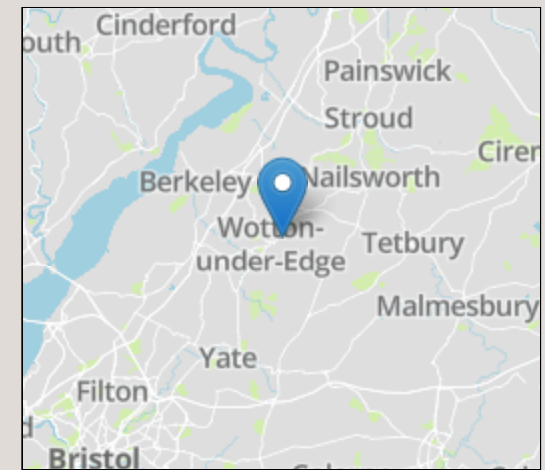
## Directions

Driving out of Wotton-under-Edge in a northerly direction on the B4058, look out for Holywell Road on your right-hand side. Turn in, drop down to the bottom of the valley, then continue up the other side between the hedgerows. Look out for No.14 on your left-hand side before the approach to the top of the road.

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

**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		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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