

Milburys

SALES LETTING MANAGEMENT

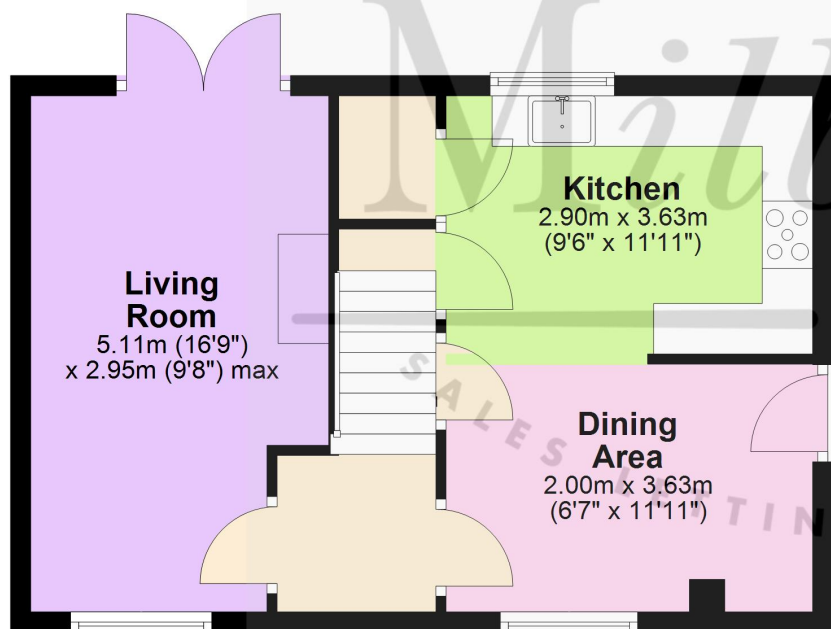


15 Pitman Place, Wotton-under-Edge, Gloucestershire GL12 7LA

£310,000

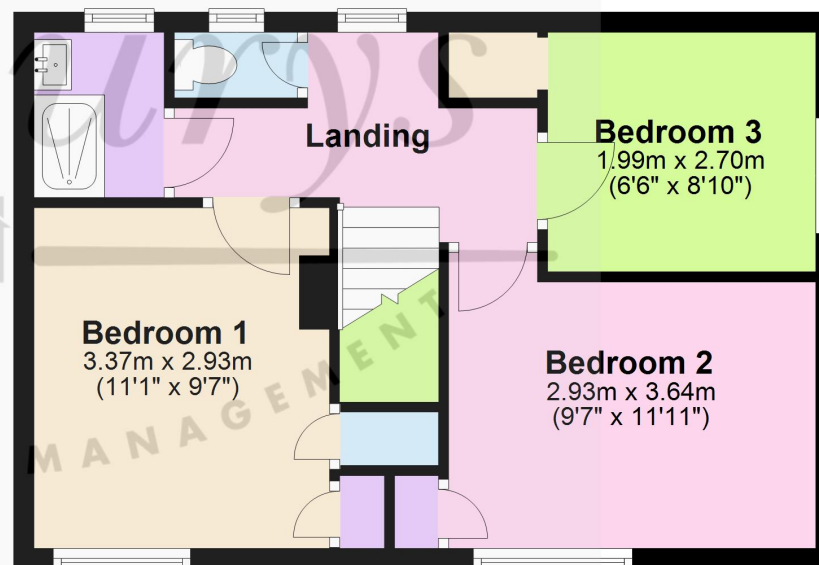
Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

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

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This semi-detached home offers comfortable living, having been beautifully maintained by the current owners to boast a modern and stylish finish. To the left, upon entrance, an amazing dual aspect living room with great proportions. Light gathers in this space from both angles, with a generous window to the front and French doors to the garden positioned at the rear. A working wood burner compliments the living space, adding warmth and character- perfect for those seeking comfort and practicability! To the right, a delightful, sociable and spacious kitchen diner, partly partitioned by a wall to maximise worksurface and cupboards. Further storage is offered from three under stairs cupboards. Complete with side access, this space is perfect for entertaining come rain or shine. Three double bedrooms can be found upstairs accompanied by built in storage. All of comfortable sizes that really allow you to relax in your own space without the fear of where the clothes will go! A modern shower room and separate WC can also be found. Pitman Place is known for their generous gardens and this is no exception! Mainly laid to lawn, the top of the garden occupies a shed offering plenty of garden storage, with a patio seating area to the front of the garden making the perfect space to soak up the summer sun! Situated at the front of the property ample gated driveway parking. In summary, an ideal home, only a moments walk from local shops and schools, that offers a blend of comfort and style throughout.

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

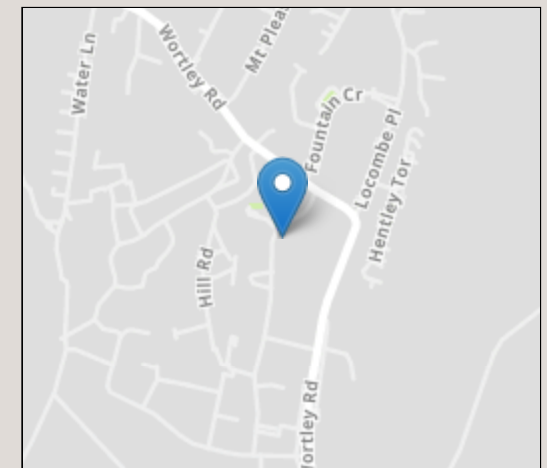
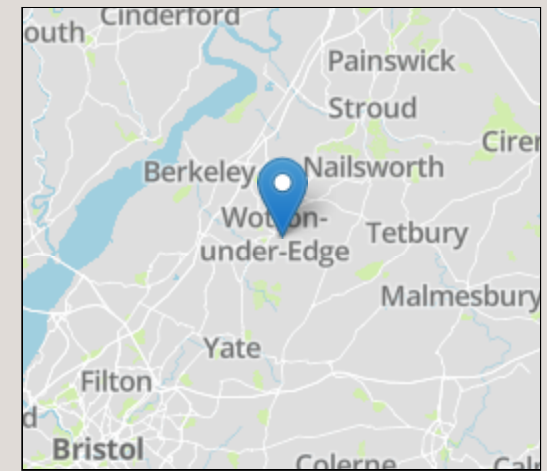
- Three Double Bedrooms
- Gated Driveway and Parking
- Beautiful Kitchen/Diner With Side Access to the Rear Garden
- Plenty of Built In Storage Throughout
- Working Woodburner in Living Space
- Engineered Wooden Flooring In The Living Room
- Gas Central Heating
- Generous Rear Garden
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katherine Lady Berkeley Secondary School
- Stroud District Council Tax Band B

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. Head along this road, turning right into Pitman Place (just after the convenience store). Number 15 can be found on your left handside as you begin to approach Bearlands.

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

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



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