



Milburys  
SALES LETTING MANAGEMENT

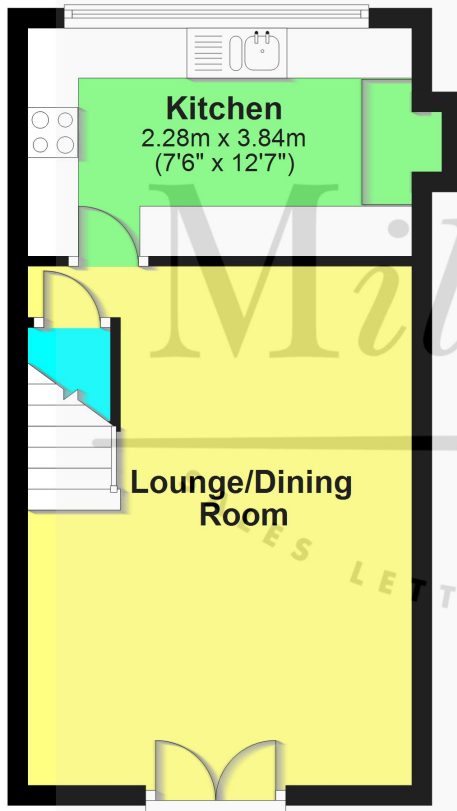


11D Haw Street, Wotton-under-Edge GL12 7AG

£195,000

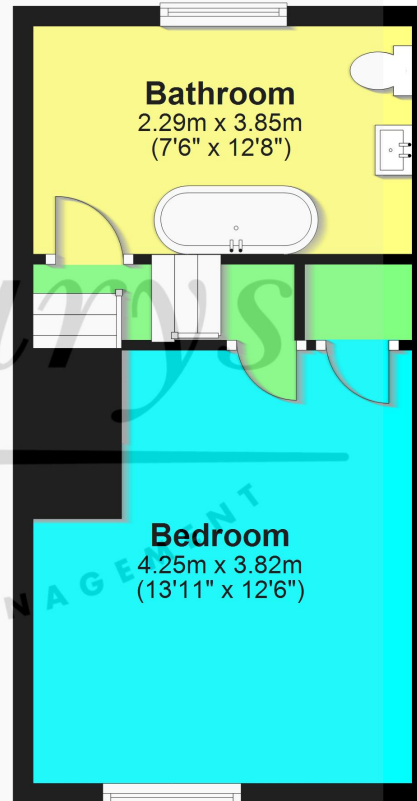
## Ground Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

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



# 11D Haw Street, Wotton-under-Edge GL12 7AG

Located a stone's throw away from the Wotton-under-Edge High Street, occupying a beautiful Grade II listed building resides this charming two-storey apartment. Passing through an archway, boasting the true character and charm of the building you are led up a brick staircase to the private entrance and ornate balcony. French doors lead you into the living room complete with beautiful stripped oak flooring and understairs storage making this the true heart of the accommodation. Bringing the ground floor together is the delightful and airy kitchen shared with a beautiful period feature fire place and enhanced with integrated appliances. Heading upstairs, a double bedroom with fitted storage, wooden character beams and benefits from a useful mezzanine level, all served by the stylish modern bathroom. Outside, beyond the gated access, you will encounter valuable off-street parking and bin-store. Open hillside views from the balcony, convenient location and authentic character certainly makes this property 'one of a kind'. Whether you are a first-time buyer or an investor we highly encourage viewing.

## 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

- Perfect for For First Time Buyers • Amazing Investment Purchase
- Recent Conversion Into a Residential Apartment in 2018 With One Owner Since Conversion
- Beautiful Grade II Listed Property in Desirable Mews Setting
- Within Walking Distance Of Wotton-Under-Edge High Street and Close Proximity of the Cotswold Way • Modern Spacious Bathroom
- Attractive Character Beams, Oak Wooden Floor and Feature Fireplace • Stunning Hillside Views • Off Street Parking
- Stroud District Council - Band B

## Directions

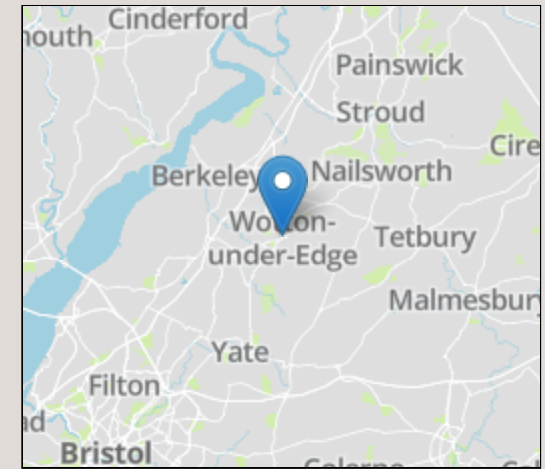
On entering Wotton-under-Edge on New Road/Haw Street, from the direction of Charfield, Webbs Maisonette is part of a private mews on the left hand side, through an archway a short distance before the Royal Oak Public House.

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

**Tenure** - Freehold (to be confirmed)

**Additional Information** - [www.stroud.gov.uk](http://www.stroud.gov.uk)

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



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