

Milburys

SALES LETTING MANAGEMENT



Burlinghame End, 63 Bradley Road, Wotton-under-Edge, Gloucestershire GL12 7DT

£559,995

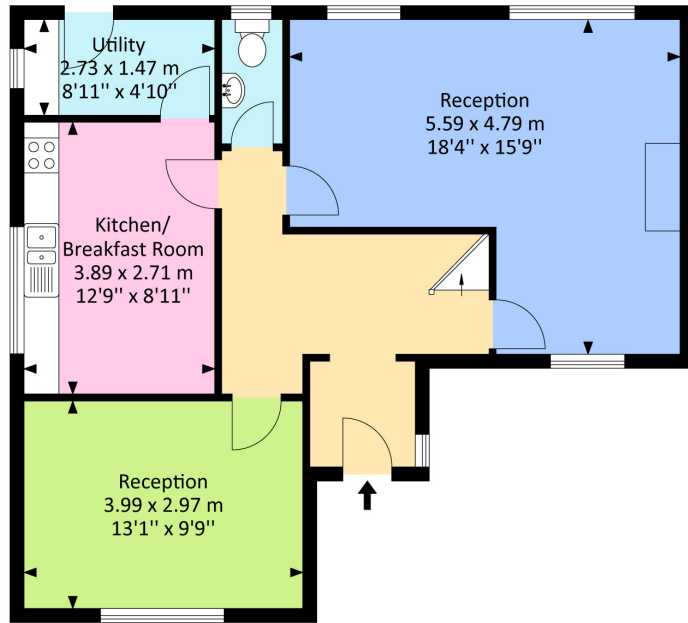
63 Bradley Road, Wotton-Under-Edge, GL127DT

Internal Area (Approx)

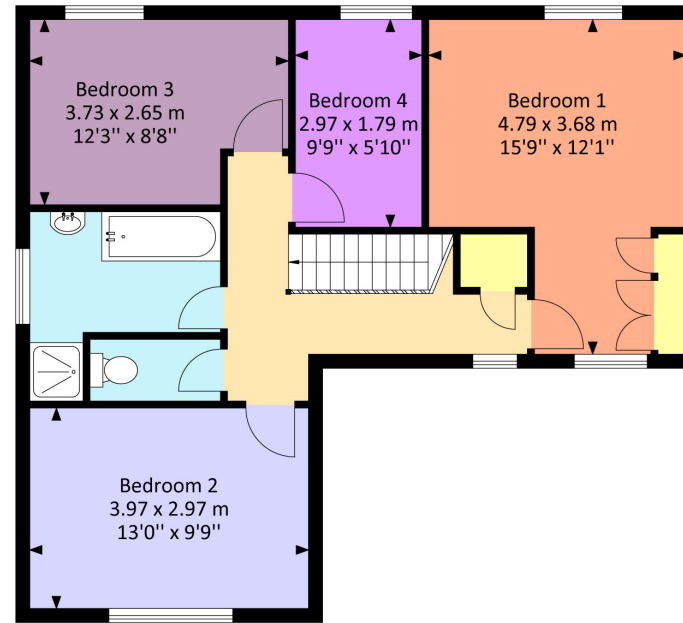
122.20 Sq.M / 1315.10 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

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Burlinghame End is an impressive detached home set back behind a stoned wall, gated driveway and generous front gardens, positioned just below Westridge Woods in the north-western edge of Wotton-under-Edge. With its enviable position, it enjoys countryside walks right from the threshold yet the town's amenities are all within a 5 minute walk. It provides great family accommodation, with four bedrooms (three double and one single) a spacious bathroom with a separate shower cubicle, and two separate cloakrooms, one on the first floor, the other on the ground floor. The living room is situated at the rear of the house, a generous space with dual windows offering plenty of light. This room is complete with a feature fireplace plus there is a separate dining room across the hallway. The fitted kitchen breakfast room has space for informal dining and there is a useful utility room adjacent, with a door to the rear patio. Outside, the lawned front gardens are generous plus there is a pretty detached brick-built coach house set within the garden- formally a home to horses! To the rear of the property, there is a patio which extends across the width of the property- a perfect spot to catch some evening sun - weather permitting! The property is accessed via a gated driveway, providing off-street parking as well as a single garage. We think you will agree that this is a wonderful property along with no onward chain- book your viewing with our Wotton Under Edge Office today.

Situation

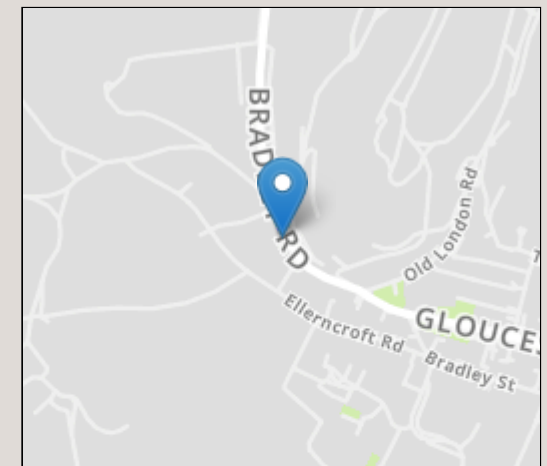
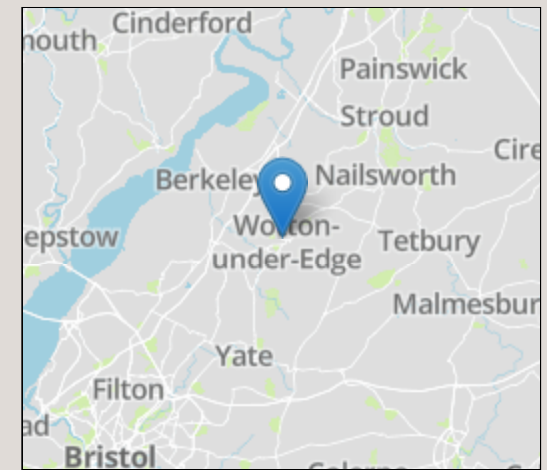
This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge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

- Impressive Detached Family Home
- Four Bedrooms- Three Double, One Single.
- Superb Location With Coutrywalks and High Street Amenities Minutes Away
- Detached Brick Built Coach House
- Lawned Garden To The Front, Generous Patio To The Rear
- No Onward Chain
- Kitchen/Breakfast Room
- Separate Dining Room
- Gated Driveway, Parking And Single Garage
- Stroud District Council- Band F

Directions

As you leave Wotton Under Edge along the B4508- this is Bradley Road. Burlinghame End can be found on the left hand side through a gated driveway, just before you pass a row of pretty terraced cottages set back from the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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