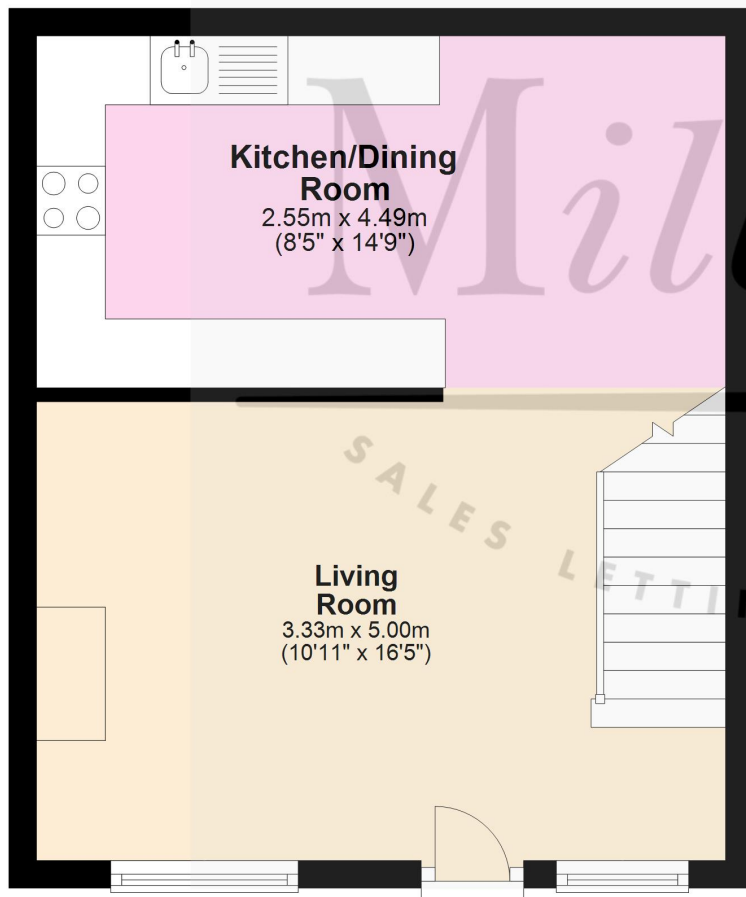




Ground Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



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

51 Gloucester Street, Wotton-under-Edge, Gloucestershire GL12 7DN

A fantastic opportunity to purchase this delightful one bedroom cottage in a sought after location: a stone's throw away from the amenities of Wotton-Under-Edge High Street yet countryside walks are offered straight from the threshold. Lovingly updated by the current owner, this character cottage offers plenty of space and charm throughout. Stepping through the front door is a welcoming living room, that is both light and spacious complete with a wood-burning stove for cosy winter's nights in. To the rear of the ground floor is a smart kitchen/dining area with oven, dishwasher, and plenty of storage cupboards. The ground floor is a great social space, perfect for entertaining. Moving upstairs, you will find a generous double bedroom with open storage and dual windows, creating a light and airy room. A good-sized modern bathroom completes the upstairs, both accessed from a very generous landing. Heading up a small staircase from here, you will discover an enclosed rear garden spread over three levels, tucked away and enjoying an elevated position. Further practical benefits include double glazing and gas central heating. A rarely available charming cottage- don't miss this exciting opportunity- call the Wotton Office today to book your viewing.

Disclaimer: Please be advised that these photographs were taken two years ago and may not accurately represent the property's current condition.

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 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 (M5 J14 approx. 5.1 miles) 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 for a wealth of further information.

Property Highlights, Accommodation & Services

- No Onward Chain
- Semi-Detached Character Cottage
- Situated A Short Walk Away From Wotton Under Edge High Street
- Smart Kitchen Complete With Oven And Dishwasher And Adjoining Dining Area
- Generous Living Room With Wood-Burning Stove
- Smart Modern Bathroom
- Finished To A High Standard Throughout
- Enclosed Rear Garden Spread Over Three Levels
- Gas Central Heating And Double Glazing
- Stroud District Council Tax Band - B

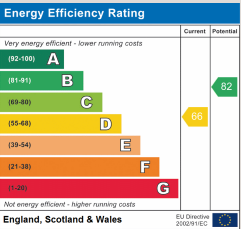
Directions

Travelling into Wotton-under-Edge from the south along the B4058, you will enter Haw Street which becomes Bear Street. Continue to the T-junction and turn right in Gloucester Street. Number 51 can be found towards the top of this road on the right hand side.

Local Authority & Council Tax - Gloucestershire - Tax Band B

Tenure - Freehold

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



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