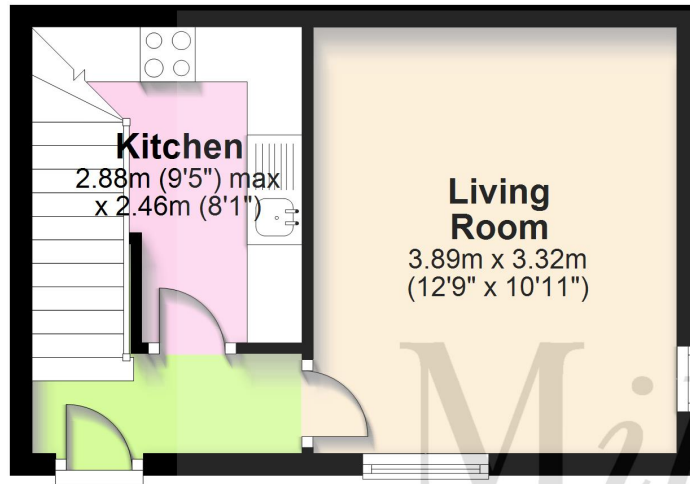




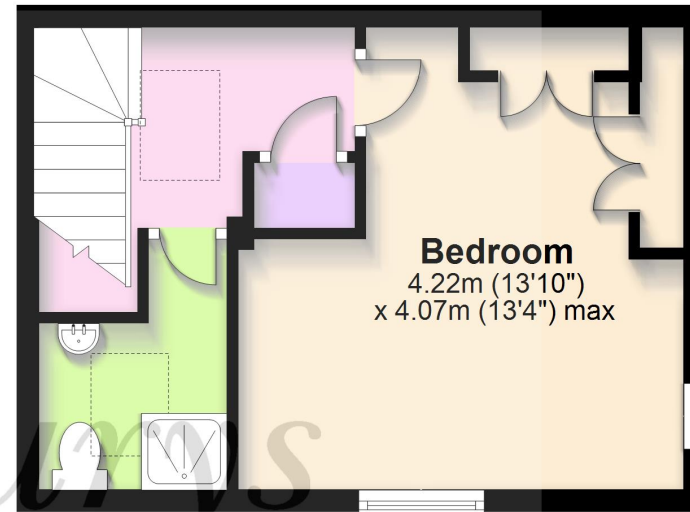
Ground Floor

Approx. 25.3 sq. metres (272.7 sq. feet)



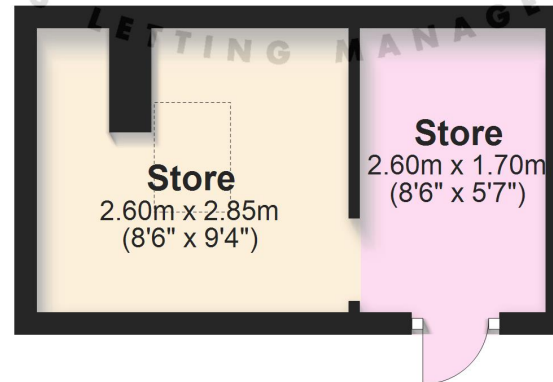
First Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



Store Room

Approx. 12.1 sq. metres (130.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)

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

1 Old School Terrace, School Road, Wotton-under-Edge, Gloucestershire GL12 7LN

Found just beyond the High Street, this charming cottage-style, end-terrace home has been modernised by the current custodians, boasting a tasteful finish throughout. The home is complete with a patio garden beside, allocated off-street parking and a spacious store room underneath the archway (with high ceilings and a skylight). Entering the home, there is a well-appointed reception room where the dual aspect floods the room with natural lighting, creating a comfortable space to unwind. The kitchen boasts a modern, shaker-style design complete with integrated appliances. The open landing features an airing cupboard housing the brand new boiler. The L-shaped, dual-aspect double bedroom retains a tasteful finish, with a generous amount of fitted storage. You will enjoy beautiful views across the rooftops of Wotton-under-Edge, overlooking woodlands and hilltops. The shower room has been updated, boasting a white suite complete with a heated towel rail and rainfall shower! Only 26 years old, this property is perfect for your first step onto the property ladder or an investment purchase within a stone's throw of the Cotswold Way!

Situation

Wotton-under-Edge, known as the "Gateway to the Cotswolds," is a historic Saxon market town set on the Cotswold Escarpment within an Area of Outstanding Natural Beauty. Ranked the happiest place to live in Gloucestershire in 2025, it features a traditional High Street lined with stone buildings, independent shops, cafés, a Tesco Express, a Co operative mini supermarket, The Falcon Steakhouse, and three pubs. The town also includes the 13th century Ram Inn (now closed) and one of the UK's oldest independent cinemas, operating since 1911. Junction 14 of the M5 is just 5.1 miles away, providing easy access to Bristol, Gloucester, and Cheltenham, while Tetbury—home to the King's residence—lies 10.1 miles to the east. Rail links are available from Cam and Dursley Station, around 7 miles away, with Charfield Station expected to reopen in Spring 2027. Local primary schools include The Great British School and Bluecoat Primary, with further options in nearby villages. Katharine Lady Berkeley's Secondary School sits between Kingswood and Wotton-under-Edge and is within walking distance. The town is a popular stop along the Cotswold Way and offers additional leisure facilities such as a golf club and a refurbished seasonal open air swimming pool.

Property Highlights, Accommodation & Services

- Charming Cottage-Style End-Terrace Home
- Central Location - Easy Stroll to Schools, Shops, Cafes and High Street Amenities
- Perfect First Home or Investment
- Off-Street Allocated Parking
- Courtyard Garden To The Side
- Spacious Storage Area - High Ceilings & Skylight
- Principal Bedroom With Generous Fitted Storage
- Shaker Style Fitted Kitchen With Integrated Appliances
- Views Towards Woodlands and Cotswold Hills
- Stroud District Council Tax Band A

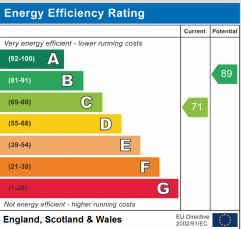
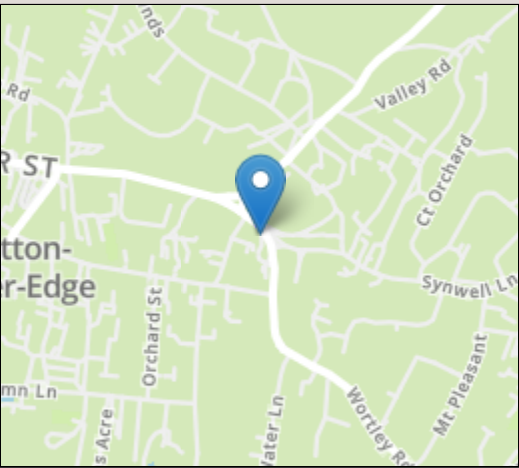
Directions

Heading from the Wotton High street, head to the bottom of the high street to Church Street, turning right onto The Cotswold way, you will see no.1 situated on the right hand side behind a metal railing on the edge of Katherine lady Berkeley mews.

Local Authority & Council Tax - Stroud - Tax Band A

Tenure - Freehold

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



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