

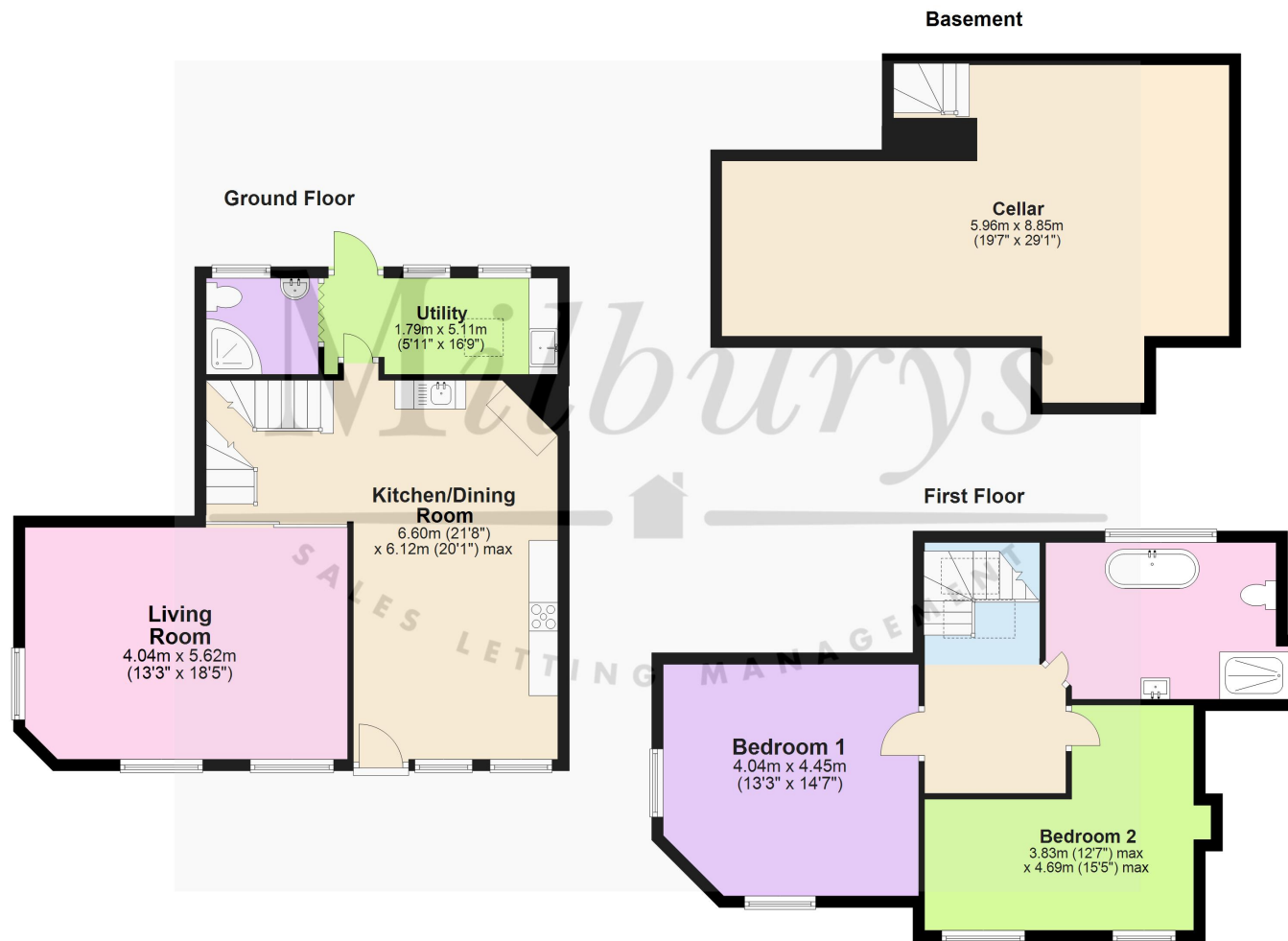
Milburys

SALES LETTING MANAGEMENT



2 Old Town, Wotton-under-Edge, Gloucestershire, GL12 7DH

£290,000



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Plan produced using PlanUp.



2 Old Town, Wotton-under-Edge, Gloucestershire GL12 7DH

This charming, well-loved Grade II Listed terraced house has watched the history of Wotton-under-Edge since the 19th Century and has a long history of its own, believed to formally be a sweet shop. Entering this two bedroom spacious property you are greeted by a light and airy kitchen diner- a superb size along with a character feature fire place (currently with gas fire) making this a great space to entertain friends and family whilst still watching the pots! To the rear a useful utility room with beautiful patterned tiles and a downstairs shower room. A spacious, cosy and light lounge really does complete the downstairs and is an amazing space to relax and unwind on an evening. Upstairs, a smart family bathroom of notable size, with a white suite. The principle bedroom benefits from lovely dual aspect, whilst the second is a great size, wrapping behind the door providing an ideal dressing area. A low maintenance courtyard garden completes the property perfect spot to soak up the sun or to enjoy potting some plants! High ceilings, large windows inviting plenty of natural light and a large underground cellar really do highlight the beautiful spirit of this characterful property whilst being within walking distance of the excellent amenities hidden in the local High Street and close to the Cotswold Way.

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. 5.1 miles 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. The Great British School and Bluecoat Primary School are 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).

Property Highlights, Accommodation & Services

- A Beautiful Grade II Listed Building In The Heart of Wotton-under-Edge
- Large Cellar
- Downstairs Shower Room and Sizable Family Bathroom with a White Suite
- Character Beams, High Ceilings and Large Windows Capturing Plenty of Light
- Utility Room
- Low Maintenance Courtyard Garden
- Gas Central Heating
- Within Catchment Area and Walking Distance to The Great British School, Bluecoat Primary School and Katherine Lady Berkeley Secondary School
- Situated A Short Walk Away From Wotton Under Edge High Street
- Stroud District Council Tax Band D

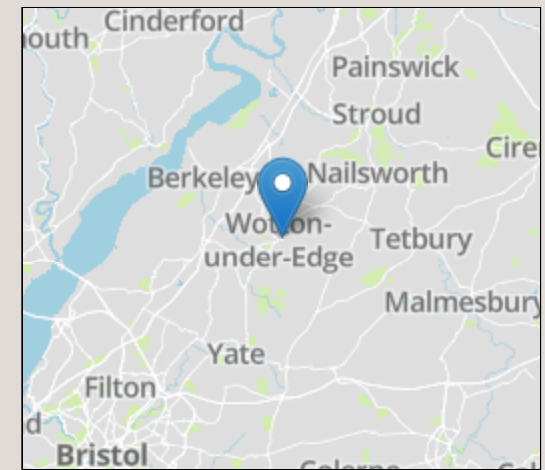
Directions

If you follow Old Town down the hill to the War Memorial, you will see Number 2, on the corner of Church Street, opposite the War Memorial.

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

Tenure - Freehold

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



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