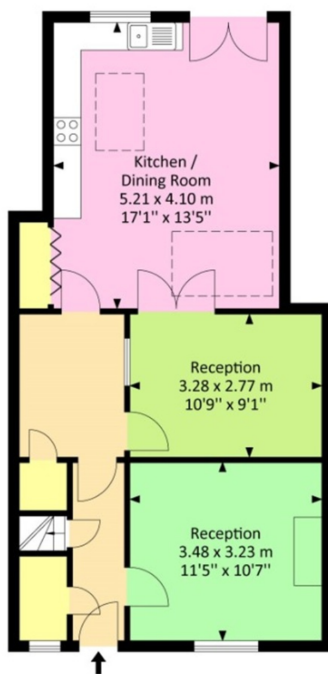


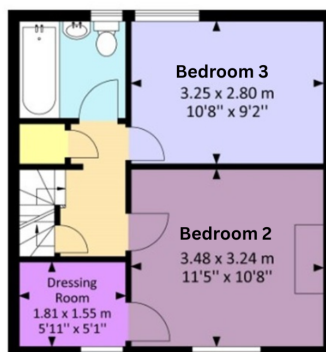




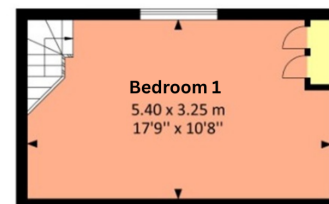
Ground Floor



First Floor



Second Floor



Internal Area (Approx)
105.70 Sq.M / 1137.40 Sq.Ft
Outbuildings Area (Approx)
12.20 Sq.M / 130.90 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



9 Gloucester Row Wotton-under-Edge, Gloucestershire GL12 7DX

Gloucester Row is a beautiful row of former weavers' cottages, set back from the road and dating back to approximately the 1860s. Generous, well-established gardens and an abundance of character are just a few of the many appealing attributes that come to mind when viewing this home. This terraced cottage has been lovingly cared for throughout the current custodians' 24-year ownership, offering tasteful and sympathetic styling. Upon entry, to the right, you will find a cosy lounge, complete with a charming, working wood burner and a sunlit window, offering a tranquil view over the extensive, mature cottage gardens at the front. Moving through the home, there is a study/music room—an ideal space for working from home or practising a new song—with double doors opening onto the kitchen/diner. This truly delightful and sociable space is flooded with natural light from two Velux ceiling windows, adding to the ambience. The kitchen boasts a wealth of countertop space and plenty of cupboards, making it a dream for designing new recipes! French doors lead down to the rear garden. A hidden staircase rises to the first floor, where you will find a beautiful double bedroom with a separate walk-in dressing area, the main family bathroom featuring both a bath and shower, and a well-appointed single bedroom with views over the rear garden. A second staircase leads up to the master bedroom, a generously proportioned space. This exquisite room is blessed with exposed wooden beams and offers an enchanting view of the woodland and nature beyond the rear garden. The well-established front garden creates a peaceful and private retreat, while the fabulous rear garden retains a historic outside WC, a charming testament to the property's past. A fully functional home office provides another ideal space for working from home. Meanwhile, the expansive lawned gardens offer a perfect setting for soaking up the sunshine or tending to the vegetable patches towards the far end of the plot. Rarely available and just a short stroll from the beautiful Cotswold Way, the local High Street, and the friendly community of Wotton-under-Edge, this charming three-bedroom cottage is a natural haven with enviable views, eagerly awaiting its new owner.

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 (M5 J14 approx 5.1 miles) 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, and Cheltenham 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

- Rarely Available Former Weavers Cottage
- Well-Established, Mature Cottage Gardens to the Front Aspect
- Master Bedroom Stretched Across The Second Floor
- Bedroom 2 With a Walk-In Dressing Area
- Socialable Kitchen/Diner wiht French Doors to the Rear Garden
- Wealth Of Character And Period Features Including Exposed Beams
- Extensive Rear Garden with Patio, Lawn and Vegatable Patches
- Outdoor Office with Power, Lighting and Broadband Connection
- Close Proximity To The Cotswold Way and High Street Amenities
- Stroud District Council Tax Band C

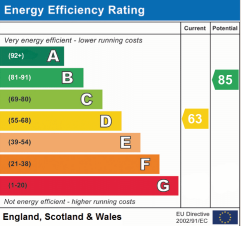
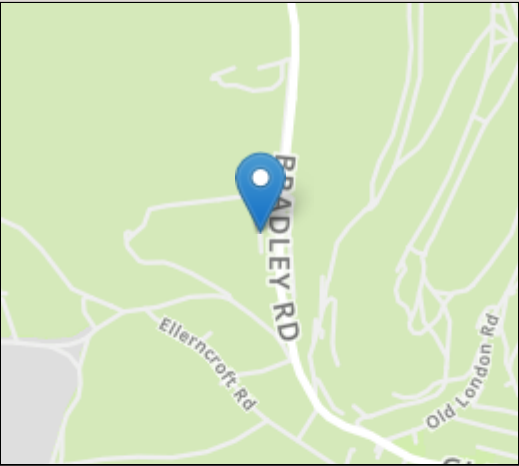
Directions

Driving towards Wotton-under-Edge from the direction of North Nibley, you pass Wotton Farm Shop on the right as you approach the outskirts of town. Just after, at the top of the hill, you will see a terrace of cottages on your right-hand side. No.9 can be found closer to the right-hand side.

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

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



