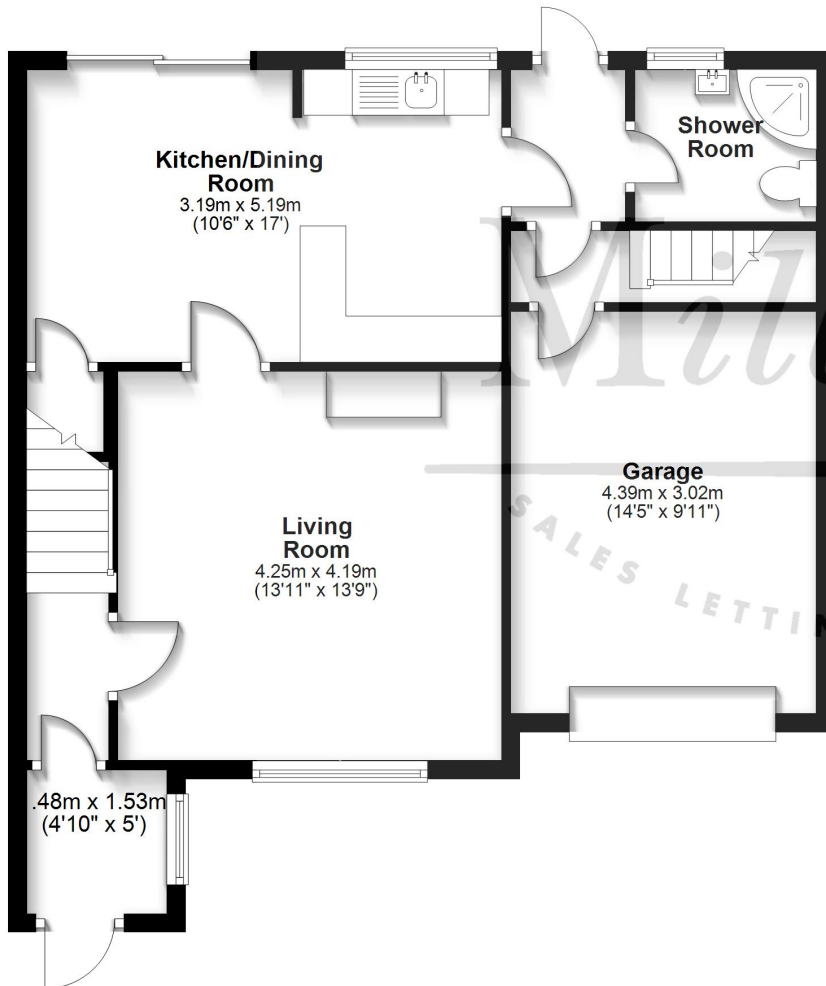




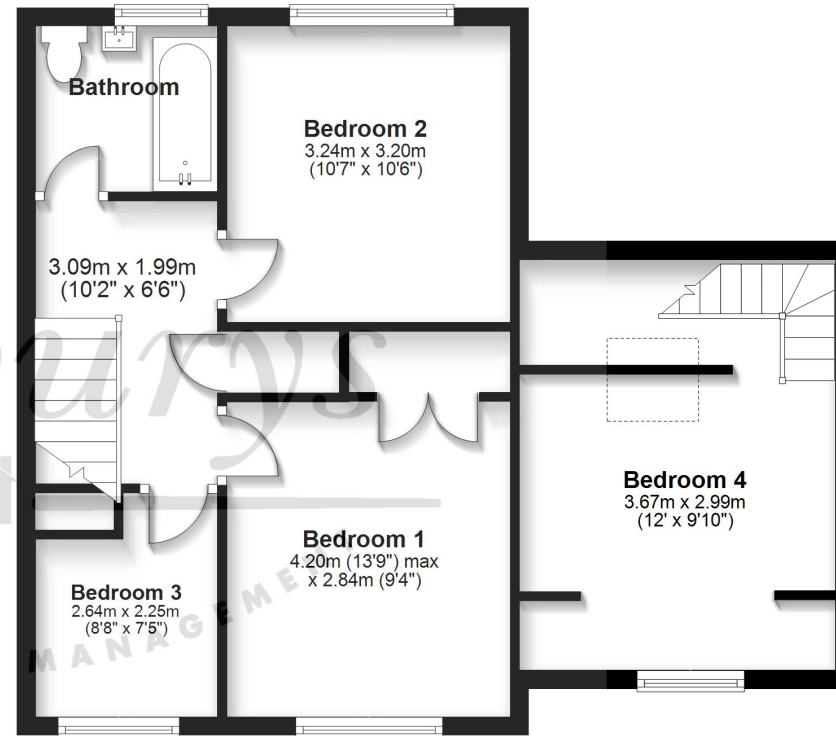
Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 sq. feet)

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

39 Water Lane, Wotton-under-Edge, Gloucestershire GL12 7LG

Tucked away at the end of Water Lane and just 0.3 miles from the High Street amenities, this fantastic extended four-bedroom link-detached home has been thoughtfully updated and significantly improved by the current owner- now offering an impressive amount of versatile living space. A handy entrance porch (ideal after nearby muddy countryside walks!) leads into a bright and airy living room, complete with a working fireplace and generous space for relaxing or entertaining. To the rear is the heart of the home: a spacious open-plan kitchen and dining room with double doors opening directly onto the patio. The modern kitchen provides excellent storage and is complemented by an adjoining utility room with access to the garden. This area also benefits from a ground-floor shower room and WC, perfectly positioned to serve the home's fourth bedroom, which is accessed via its own staircase. This cleverly designed extension offers a spacious, dual-aspect double bedroom with wonderful views- ideal for guests or older children. Up the main staircase, you will find three further bedrooms: two doubles and a generous single, with the principal bedroom featuring built-in double wardrobes. Outside, the generous sized garden is terraced to make the most of the elevation, it offers excellent usable space, comprising patio and lawn, with the upper terrace providing a fantastic spot for alfresco dining while enjoying the views over Wotton. Completing the property is an integral single garage and driveway parking. In short, a wonderful home ideal for families looking to upsize or relocate to the highly sought after market town of Wotton under Edge.

Situation

Known as the “Gateway to the Cotswolds,” Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey in 2025 (<https://www.gazetteseries.co.uk/news/25577652.wotton-under-edge-happiest-place-live-gloucestershire/>). The High Street is lined with traditional stone buildings that house a variety of independent shops, cafés, a Tesco Express, a Co-operative mini-supermarket, The Falcon Steakhouse, and three public houses. The town is also home to the Ram Inn – a famous 13th-century public house now closed to visitors – as well as its own independent cinema, which has been operating since 1911. Junction 14 of the M5 lies approximately 5.1 miles away, offering convenient access for commuters to Bristol, Gloucester, and Cheltenham. Tetbury, home to the King's residence, is just 10.1 miles from Wotton-under-Edge. Around 7 miles away, Cam and Dursley Railway Station provides rail connections to both Bristol and Gloucester until the opening of Charfield Railway Station, expected in Spring 2027 (<https://beta.southglos.gov.uk/charfield-train-station/>). For primary education, children can attend The Great British School or Bluecoat Primary School, with additional options available in nearby villages such as Charfield, Tortworth, and Hillesley. The prestigious Katharine Lady Berkeley's Secondary School is located between the neighbouring village of Kingswood and the outskirts of Wotton-under-Edge, making it easily accessible on foot. Visitors may discover this charming town while walking the Cotswold Way. Additional leisure activities include a golf club and a refurbished open-air swimming pool, which operates seasonally.

Property Highlights, Accommodation & Services

- Link Detached Extended Family Home
- Four Bedrooms (3 Double-1 Single)
- Moments Away From The Amenities Of The High Street, Excellent Primary Schools And Within Catchment To Katharine Lady Berkeley's School.
- Modern Kitchen/Diner With Patio Doors To Garden
- Good Sized Living Room With Open Fire Place
- Family Bathroom And Downstairs Shower Room
- Terraced Garden With Lawn and Seating Areas Along With Elevated Views Across Wotton under Edge
- Integral Single Garage And Driveway Parking
- Ground Floor Shower Room And Utility Space
- Stroud District Council - Band D

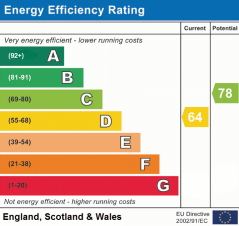
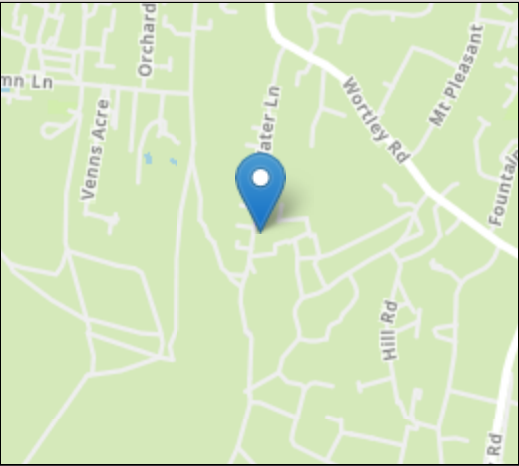
Directions

On entering Wotton-under-Edge from the direction of Charfield and on the B4058, proceed to the end of Bear Street, then turn right into Old Town. Drop down to the War Memorial roundabout, taking the second exit - then right into Dyers Brook which runs into Wortley Road. Take the next right into Water Lane you'll find the property a short distance in to Water lane on the left hand side.

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

Tenure - Freehold (to be confirmed)

Contact & Viewing – Email: wottonsales@milburys.co.uk Tel: 01453 843666



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