

6 Bradley Road,  
Wotton-Under-Edge,  
GL12 7DT

Offers over £400,000

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This spacious four bedroom end of terrace period property is set over three stories. It's got oodles of space for a growing family or a family you are yet to grow!

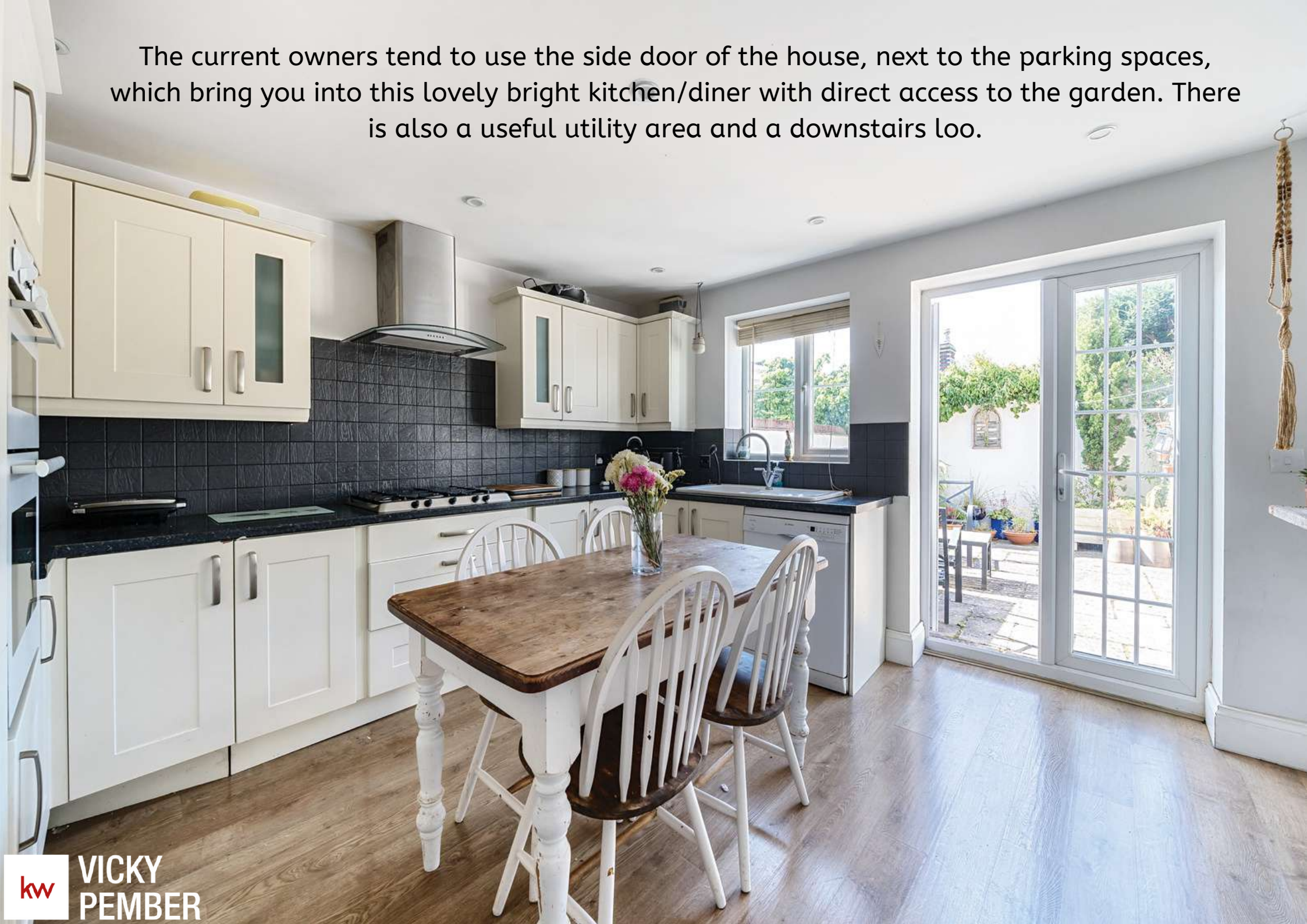
There's a family bathroom, an ensuite to the main bedroom and a downstairs loo. It also has a cellar that has recently been tanked and ready to use as a play room, gamers room, wine cellar or storage.

The vibrant town of Wotton-Under-Edge is a short walk away with its pubs, cafe's, wine bar and independent shops and it also has a thriving arts centre.

It's in the catchment area for Katharine Lady Berkeley secondary school which is in the top 3 state schools in the South West (as listed in Sunday Times) and there are two excellent primary schools in Wotton.

This stunning property is very well priced at offers over £400,000

The current owners tend to use the side door of the house, next to the parking spaces, which bring you into this lovely bright kitchen/diner with direct access to the garden. There is also a useful utility area and a downstairs loo.



From the kitchen is a large beautifully presented lounge with access to the cellar. There is laminate flooring throughout the ground floor and a beautiful feature fireplace which could be recommissioned. Gas central heating and double glazed throughout.





On the first floor there are three bedrooms. Two really good sized doubles, a third large single/small double which could also be used as a study or home office and a large family bathroom





At the top of the house is the main bedroom with built in storage and views across Wotton from the velux windows.

Beautiful en-suite shower room with spacious shower



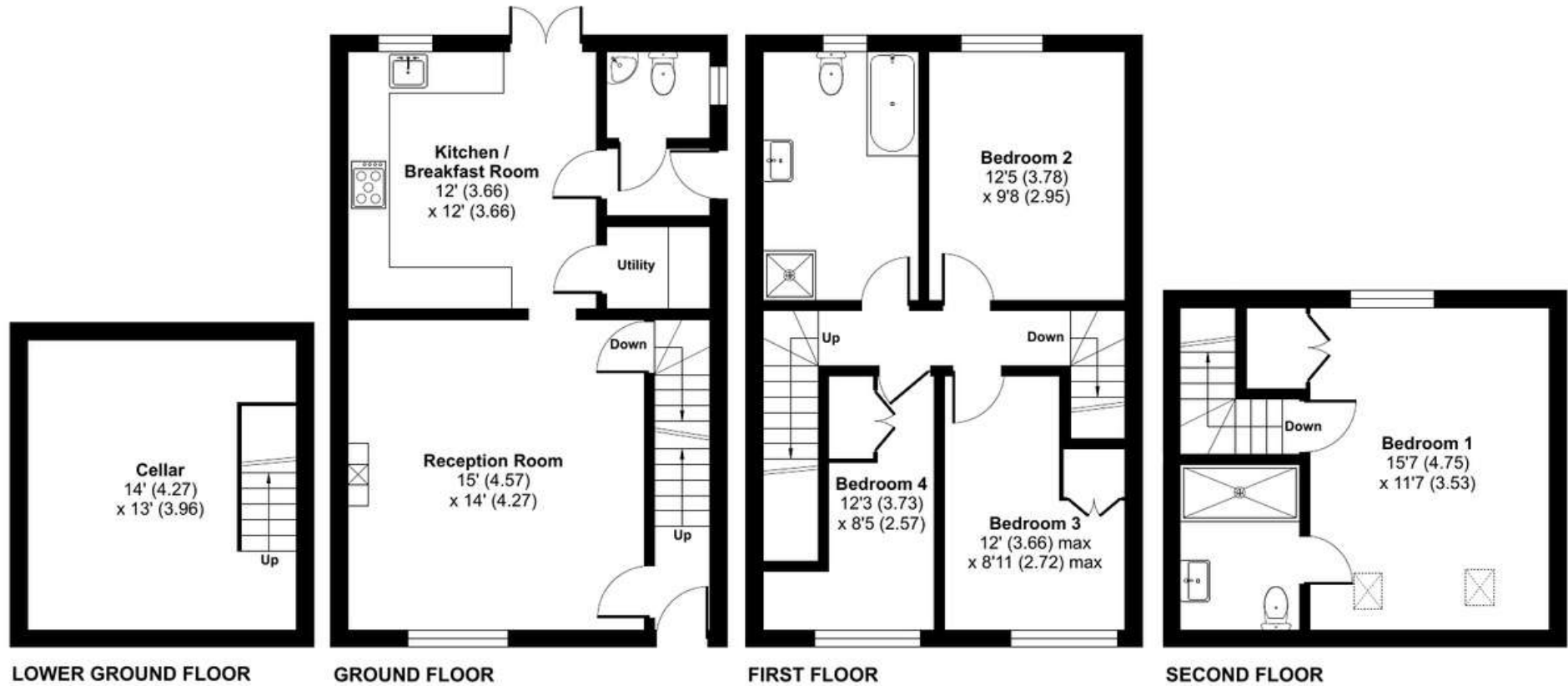


The low maintenance sunny garden is paved and accessed from the kitchen. Just through the gate and to the side of the house is parking for two cars.

# Bradley Road, Wotton-under-Edge, GL12

Approximate Area = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Vicky Pember. REF: 1020469





## About the area

The historic town of Wotton-under-Edge sits within the Cotswolds Area of Natural Beauty, in the South Cotswolds. The 'edge' refers to the Cotswold escarpment, under which the town nestles, overlooking the Severn valley.

There's a lovely friendly community in Wotton and it's a great place to bring up a family with its open spaces and highly ranked schools. In the summer there is a swimming pool to keep the kids amused and the town even has its own small independent cinema.

There are excellent transport links - the M5 is about ten minutes drive away. It's about 30 minutes drive to either Bristol or Bath.

**Local Authority** Stroud District Council, Council Tax Band D  
**Tenure**- Freehold



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