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The Millers House, Wotton-under-Edge, Gloucestershire GL12 7LG

An exciting opportunity to renovate a detached four-bedroom property set in a generous plot at the end of a peaceful cul-de-sac within walking distance of the town. Offered to the market with no onward chain.

The Millers House dates back to the early 1880s and set within its charming location presents a great opportunity for those looking for a home they can put their own stamp on. In the last two years there has been a full rewire and a new kitchen and family bathroom fitted. The accommodation is arranged across two floors and extends to 1,780 sq. ft (approx.).

The property is entered into an entrance hallway with stairs rising to the first floor and doors leading to the principal reception rooms. The well-proportioned sitting room situated to the front of the house has a feature fireplace with alcoves to either side. Opposite is a further reception room, offering excellent flexibility and lends itself ideally to use as a snug, playroom or home office. Continuing along the hallway is the dining room which is filled with natural light and provides an inviting space for entertaining. A fireplace with a wood burner inset makes a lovely focal point to the room. At the rear of the property is the kitchen which spans the width of the house and benefits from a dual aspect allowing plenty of natural light to fill the space. The kitchen has been recently updated with contemporary base and wall units. Integrated appliances comprise an integrated fridge, electric oven and hob along with a dishwasher included with the property. Off the kitchen a small lobby area which leads into the sunroom offering great scope to create additional living accommodation. An external door provides direct access to the garden while steps ascend to a utility room. The utility room is equipped with a sink, and there is space and plumbing for a washing machine and a useful downstairs cloakroom.

Ascending to first floor, the 'C' shaped landing provides access to all four double bedrooms, a family bathroom and a useful storage cupboard. All four bedrooms are well-proportioned, and the principal bedroom is positioned to the front of the house and benefits from attractive alcoves, offering an excellent opportunity for built in shelving or storage. The family bathroom has been refitted with a modern suite comprising a vanity unit with a wash basin inset, a walk-in shower and WC.

Externally the property benefits from a sweeping gravel driveway to the side and front of the house. The gardens wrap around the house and are predominantly laid to lawn and bordered by mature hedging. To one side of the house is a patio terrace making the ideal spot for outdoor entertaining in the warmer months.



The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walks and cycling opportunities from the doorstep, and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, giving easy access throughout the Southwest.

We understand the property is connected to all mains services; gas, electricity, water and drainage.

Council tax band E (Stroud District Council).
EPC - E (51)

Guide Price £650,000



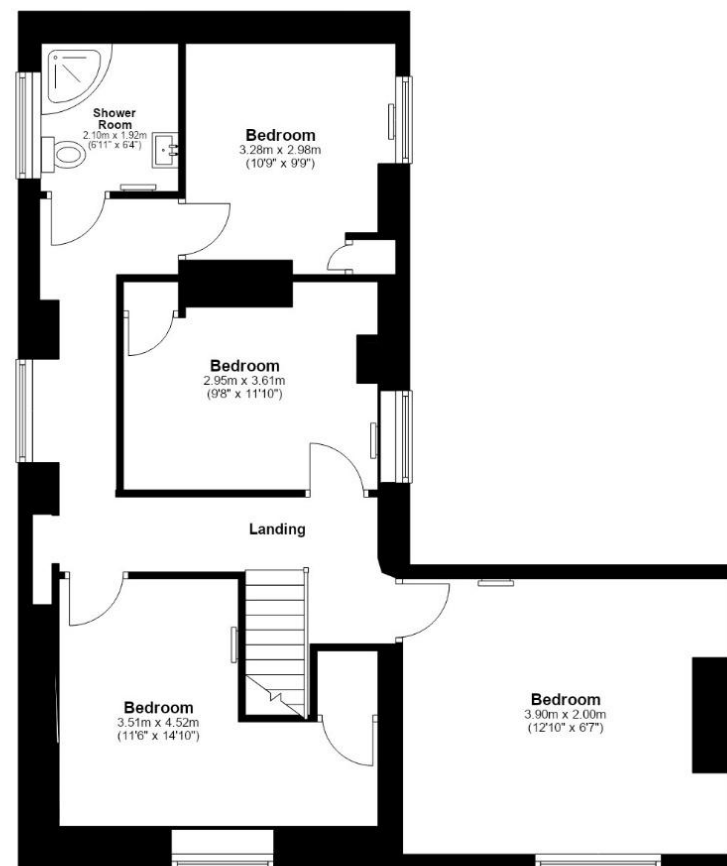
Ground Floor

Approx. 93.0 sq. metres (1001.2 sq. feet)



First Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 165.3 sq. metres (1779.6 sq. feet)

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