

Charming and Characterful Cottage  
2 Bedroom Semi-Detached Home  
Gloucester Street, Wotton-under-Edge, GL12

Guide Price £260,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE  
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET  
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE  
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET  
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE  
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET  
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



## Gloucester Street, Wotton-under-Edge, GL12

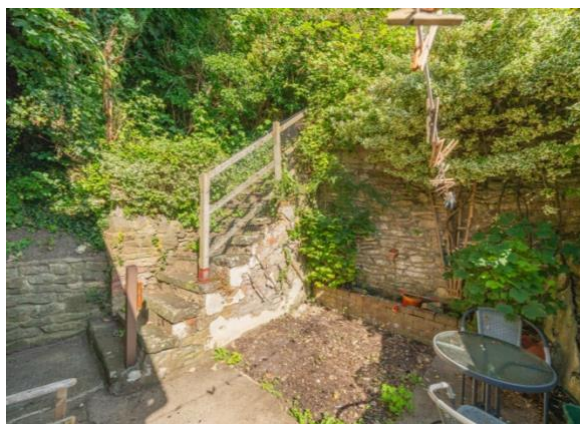
This lovely, charming cottage offers both spacious and characterful accommodation throughout with exposed beams and charming feature fireplaces. The semi-detached cottage is located just a short walk from the High Street of Wotton-under-Edge.

The accommodation boasts a wealth of period features with a gorgeous open fire in the lounge, flagstone flooring and feature fireplace with woodburner and exposed beams in the dining room as well as a kitchen/breakfast room overlooking the rear garden and a downstairs bathroom with w/c and wash hand basin. There's also an office downstairs. Upstairs you'll find a spacious master bedroom with a feature fireplace, four fitted cupboards/wardrobes. The second bedroom also has a fitted wardrobe providing convenient storage.

The rear of the property features a charming cottage garden with mature shrubs and trees and some feature steps that add interest and depth to complete the outdoor seating and entertaining space.

There is some work required at the property giving potential purchasers a chance to improve the cottage as well as make it their own individual home.

Viewing is highly recommended to fully appreciate what this lovely home has to offer.



TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE  
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET  
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE  
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET  
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)

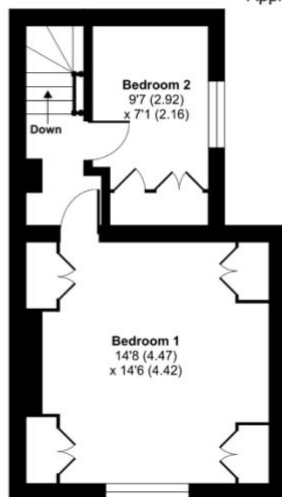


TWO BEDROOMS | CHARMING AND CHARACTERFUL COTTAGE | LOUNGE WITH OPEN FIRE  
DINING ROOM WITH WOODBURNER | KITCHEN/BREAKFAST ROOM | CLOSE TO THE HIGH STREET  
EPC RATING: E | GAS CENTRAL HEATING | GARDEN & OUTSIDE SEATING AREA

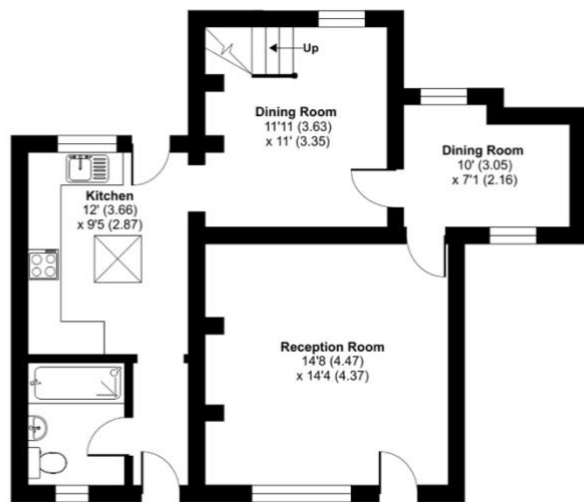
01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)

## Gloucester Street, Wotton-under-Edge, GL12

Approximate Area = 1002 sq ft / 93 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Council Tax Band: **C (£2,113.82)** Tenure: **Freehold.** EPC Rating: **E**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 19Mbps\*, Superfast up to 80Mbps\*, Ultrafast up to 1000Mbps\***

Phone Network: **EE, Three (Limited), o2, Vodafone**

\*Information obtained from Ofcom Website, August 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk) for further details.

### A little about Wotton-under-Edge and the surrounding area...

Wotton-under-Edge is a charming Cotswold market town with a vibrant High Street, offering a mix of independent shops and cafes. The town has many amenities including sports facilities and an independent cinema.

Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, which is ideal for families and commuters alike. There are two very popular Primary Schools in the town; The Blue Coat School and The British School. Additional primary schooling can also be found, subject to availability, in the villages surrounding Wotton-under-Edge, which include Kingswood Primary, North Nibley Primary School and Charfield Primary School.

The Katharine Lady Berkeley Secondary School is highly regarded locally and is in easy reach of the town, situated in the nearby village of Kingswood.

The Cotswold Way runs directly through the town and there's also the local Cannons Court Golf Club and The Cotswold Edge Golf club within easy reach. Many sports clubs for children and adults exist as well as an open air swimming pool available at limited times in the year. The M5 Junction 14 is approx. 6 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 8 miles away and has a free car park on site.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



#### IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

01453 799938  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)