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3 The Cloud, Wotton-under-Edge, Gloucestershire GL12 7HG



Enjoying an elevated position with a pleasant view across the town, this centrally positioned cottage is sat directly on the renowned Cotswold Way.

The Cloud is a well situated and charming address within a few steps of Wotton-under-Edge town centre and all Long Street's independent shops, cafes and eateries. This beloved cottage has been under the current ownership for over 40 years and lovingly maintained and regularly updated during these years. Its elevated position enjoys views across the eastern side of the town, with direct access directly onto the Cotswold Way. The accommodation is set across three floors, reaching approximately 891sq.ft.

Entering via the front door opens into a handy porch where there is space to hang coats and store shoes, ahead of a fully glazed internal door opening into the living space. This room is a welcoming, open-plan room that combines the sitting room, kitchen and a dining space. An engineered oak floor run throughout with a bay window to enjoy the views. A Bath stone fireplace with a gas fire inset makes an attractive feature to the room. The kitchen area has an excellent range of base and wall, contemporary high gloss cabinets. Integrated appliances comprise a double oven, gas hob with extractor above, dishwasher and separate under counter fridge and freezer. A door to one side of the room opens to stairs that rise to the first floor, and there is a useful understairs storage cupboard which also has space and plumbing for a washing machine.

On the first-floor landing there is a further external door leading out on to The Cloud. To the far end of the landing is the first double bedroom that enjoys the same outlook as the sitting room. There is a smaller room beside which makes an ideal study, or could be a nursery too. The bathroom sits centrally between these rooms and is finished with neutral tiles and has a white suite comprising a bath with shower attachment, wash hand basin set on a vanity unity, WC and heated towel radiator.

A further staircase rises to the top floor where there is a further double bedroom with an independent shower and built-in wardrobes.

Externally, the property has a terraced low maintenance garden. The main terrace is set to shingle and provides the perfect spot for outdoor entertaining during the warmer months whilst enjoying the views. The lower terrace provides practical space for a storage shed and bin store. Beyond this a further series of steps that lead down giving access to Potters Pond.





The property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band C (Stroud District Council). The property is freehold.

EPC – D(59).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

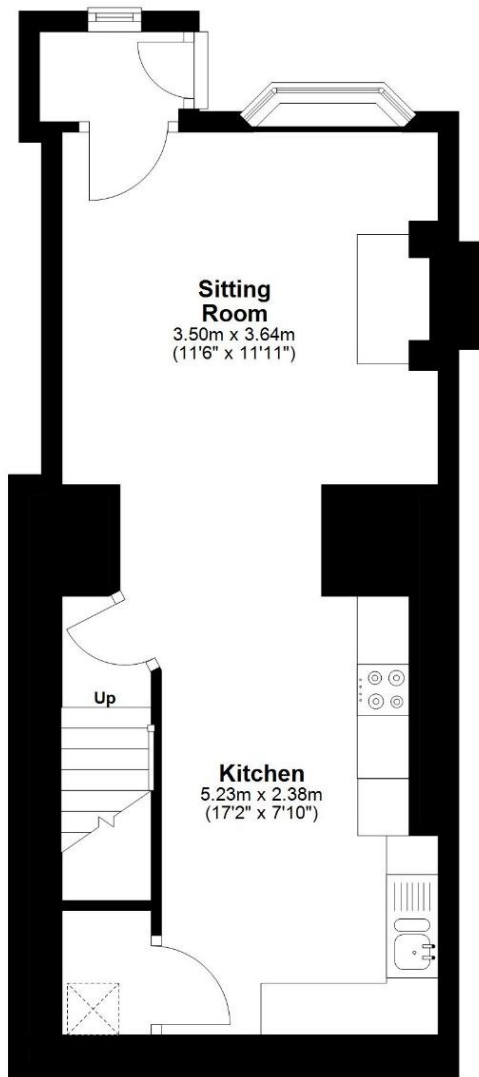
Guide Price £320,000





### Lower Ground Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



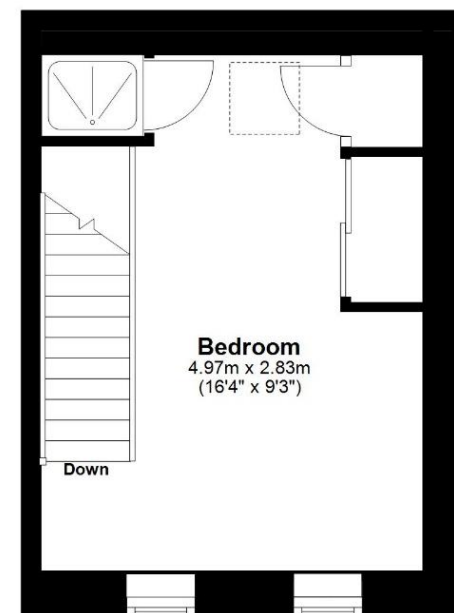
### Ground Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



### Second Floor

Approx. 18.4 sq. metres (198.0 sq. feet)



Total area: approx. 82.8 sq. metres (891.7 sq. feet)