

hunter
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Cloud House, 2 Church Street, Wotton-under-Edge, GL12 7HB

A charming Grade II listed detached three-bedroom property set within a prominent position in the heart of the town. Complete with a walled garden, stone outbuildings, a garage and off-road parking.

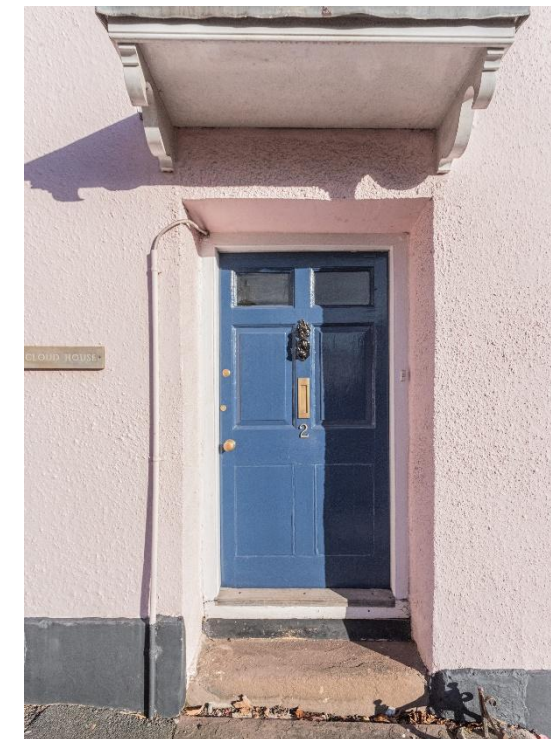
Cloud House is believed to date back to circa 1770 and has been a much-loved home to the current owner for nearly thirty years. Over this time, it has been lovingly maintained and is now ready for someone else to make their own. The house possesses an abundance of character features including exposed beams, sash windows, fireplaces and wooden floorboards. The property benefits from a new gas boiler installed in May 2026.

The front door opens into the central hallway with stairs rising to the first floor. To the right of the hallway is the impressive formal sitting room. The double aspect creates an inviting space that is added to by an open fireplace with a slate hearth creating a real focal point to the room. The dining room sits to the left of the hallway and is a room of pleasing proportions. The room also has a fireplace with two arched alcoves to either side. The kitchen/breakfast room sits across the rear of the house and is the real heart of the home. To one side of the room there is a good range of wall and base cabinets finished with solid wooden work tops and to the other side of the room there is a built-in bench seat and breakfast table. There is space and plumbing for a washing machine and dishwasher and integrated appliances comprise an oven and gas hob. An external door opens out to a covered outdoor seating area which in turn leads onto the rest of the garden. A cellar with stone steps is accessed through a door from the hallway and provides further useful storage.

Arriving on the first floor there is a beautiful central landing area. The master bedroom with an ensuite shower room sits to the rear of the house enjoying double aspect views across the garden. There are two further double bedrooms situated at the front of the house both with feature fireplaces and exposed beams. The fourth room is used as a study, and a charming feature of the room is the arch window. The family bathroom has a white suite comprising a bath with shower over, wash basin set on a vanity unit, WC and two heated towel radiators.

We understand the property is connected to all mains services: water and electric. Council tax band F (Stroud District Council). The property is freehold.

EPC – E(39).

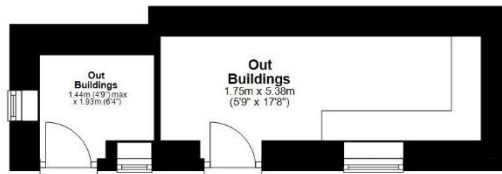


Outside there is a covered terrace just off the kitchen making the perfect spot to sit, whatever the weather. A path runs along the back of the house to a series of stone steps rising into the main walled garden. The garden boundaries are made up of a combination of Cotswold stone walls and a red brick Victorian wall creating a private sheltered garden. This beautiful space is predominantly laid to lawn with mature herbaceous borders and several specimen trees. Within the grounds there are three outbuildings (one adjoining the house) all currently used for storage. A driveway to the left of the house is approached through double wooden gates with ample space to park several vehicles ahead of a single garage with power and light. A further garden area with mature trees is set beyond the driveway and gradually tapers to a point.

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.

Guide Price £600,000



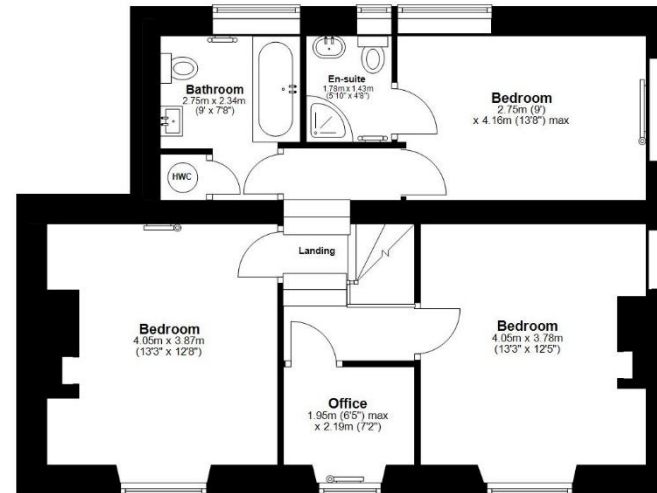


Ground Floor

Main area: approx. 56.5 sq. metres (608.6 sq. feet)
 Plus garages, approx. 18.1 sq. metres (195.3 sq. feet)
 Plus outbuildings, approx. 17.6 sq. metres (189.2 sq. feet)

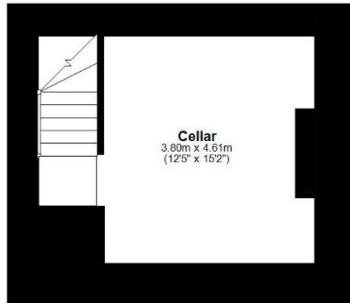


First Floor
 Approx. 53.0 sq. metres (570.5 sq. feet)



Basement

Approx. 16.0 sq. metres (172.1 sq. feet)



Main area: Approx. 125.5 sq. metres (1351.2 sq. feet)
 Plus garages, approx. 18.1 sq. metres (195.3 sq. feet)
 Plus outbuildings, approx. 17.6 sq. metres (189.2 sq. feet)

