



9 Locombe Place, Wotton-Under-Edge GL12 7HZ  
£700,000

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EXCLUSIVE



## 9 Locombe Place, Wotton-Under-Edge GL12 7HZ

A rare and exciting opportunity to acquire this spacious detached property, built circa 1920's, sitting in a substantial plot, occupying an elevated position with far-reaching views across Wotton-under-Edge and beyond. The property also benefits from lapsed planning permission for three additional dwellings to the rear, presenting excellent potential for future development (subject to re-instatement and necessary consents).

The home is entered via an impressive arched wood and glazed front door, opening into a spacious and welcoming entrance hallway that sets the tone for the generous accommodation throughout. The beautifully appointed kitchen/breakfast room is fully fitted and enjoys delightful views across the town, creating a wonderful space for both everyday living and entertaining. Complementing the kitchen is a generous utility/boot room and separate laundry room, providing excellent practicality for modern family life.

Leading from the hallway are four well-proportioned bedrooms, a lounge/further bedroom, a main family bathroom, and an additional shower room, offering flexible accommodation to suit a variety of needs.

To the first floor is a fabulous open-plan reception/dining/office area, flooded with natural light. French doors open onto a terrace area, perfectly positioned to enjoy panoramic views across Wotton-under-Edge and the surrounding countryside - an ideal setting for relaxing or entertaining.

Externally, the property is approached via a driveway providing ample off-road parking and leading to a garage situated to the side of the house. The substantial and well-established rear garden is fully enclosed and thoughtfully arranged, featuring a summer house, a shed/workshop, and an attractive decked pergola area - perfectly placed to enjoy the evening sun. The property also benefits from a TADO Smart Heating System controlled via an App and Solar panels that were also installed in January 2024 and are owned by the vendors.





### **Entrance Hallway**

Via beautiful arched wooden and glazed double doors, ornate tiled flooring, two radiators, stairs to first floor with under-stairs cupboard, doors to;

### **Lounge/Bedroom**

Dual aspect windows to front and side, two radiators, picture rail.

### **Kitchen/Breakfast Room**

Door to rear garden, window overlooking the rear with panoramic views across Wotton, range of modern wall and base units with work-surfaces with ornate tiled splash-backs, integral dish-washer, pull out bin storage cupboard, two separate ovens with gas hob over, extractor fan, engineered oak flooring, composite sink with mixer tap, breakfast bar area, vertical radiator, further radiator, range of floor to ceiling cupboards one housing the integral fridge/freezer, door to

### **Utility/Boot Room**

Door to front of property, window to rear with panoramic views, engineered oak flooring, Worcester boiler, space for dish-washer and fridge, stainless steel sink unit with mixer tap, vertical radiator, access to small attic area.



### **Laundry Room**

Window to front aspect, radiator, engineered oak flooring, range of base units with work-surface, space for washing machine and tumble dryer, ornate tiled splash-backs, Sheila Maid for washing.

### **Bedroom Four**

Picture window to front aspect, two radiators.

### **Bedroom Three**

Picture window to rear aspect with panoramic views, two radiators.

### **Shower Room**

Fully tiled shower cubicle with electric shower, radiator, corner wash hand basin, wc, extractor fan.

### **Bedroom Two**

Window to rear aspect with panoramic views, radiator.

### **Main Bathroom**

Window to side aspect, bath, pedestal wash hand basin, wc, fully tiled walls, two chrome heated towel rail, corner shower with electric shower, fitted mirror cabinets, extractor fan.



### **Bedroom One**

Window to front aspect, radiator.

### **First Floor Accommodation**

#### **Open Plan Reception/Dining/Office Area**

Entered via a staircase leading from the hallway this fantastic room with French doors leading to the terrace has fabulous views across Wotton under Edge and surrounding countryside enclosed by railings. The room is currently used as a lounge area with two velux windows overlooking the rear garden with storage area with a dining/study area to the right as you enter the room, again with two velux windows overlooking the rear garden.

### **Outside**

#### **Front Garden**

With driveway parking for several cars leading to the garage, established plants, trees and shrubs, enclosed by fencing with hedging and natural stone walling, with entrances for both pull in and pull out.

### **Rear Garden**

A substantial rear garden with fantastic views across the town and beyond. The garden is mostly laid to lawn with established plants and shrubs with an array of trees including Goat Willow, Hazel, Twisted Hazel, Crabb Apple, Silver Birch and Rowan tree. There is also a raised decked area with pergola, Summer House and further work-shop/shed and handy under-croft for storage, wild-life pond.

### **Garage**

With metal up and over door, power and light.

### **Anti-Money Laundering (AML) Compliance**

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.



- Detached Residence in an Elevated Position sitting in a Substantial Plot
- Lapsed Planning Permission for Three additional Dwellings to the Rear (subject to reinstatement and necessary consents)
- Impressive Arched Wood and Glazed Front Door opening into a Spacious Entrance Hallway
- Fabulous First Floor Open-Plan Reception/Dining/ Office Area with French Doors leading to a Terrace with Panoramic Views across Wotton-under-Edge and Beyond
- Fully fitted Kitchen/Breakfast Room with views across Wotton-under-Edge and Beyond
- Generous Utility/Boot Room and Separate Laundry Room
- Lounge/Bedroom plus Four further Well-Proportioned Bedrooms on the Ground Floor
- Main Family Bathroom plus Additional Shower Room
- Driveway Parking and Garage, Established Rear Garden with Summer House, Shed and Decked Seating Area
- Further Benefits Include Gas Central Heating and Double Glazing Throughout.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



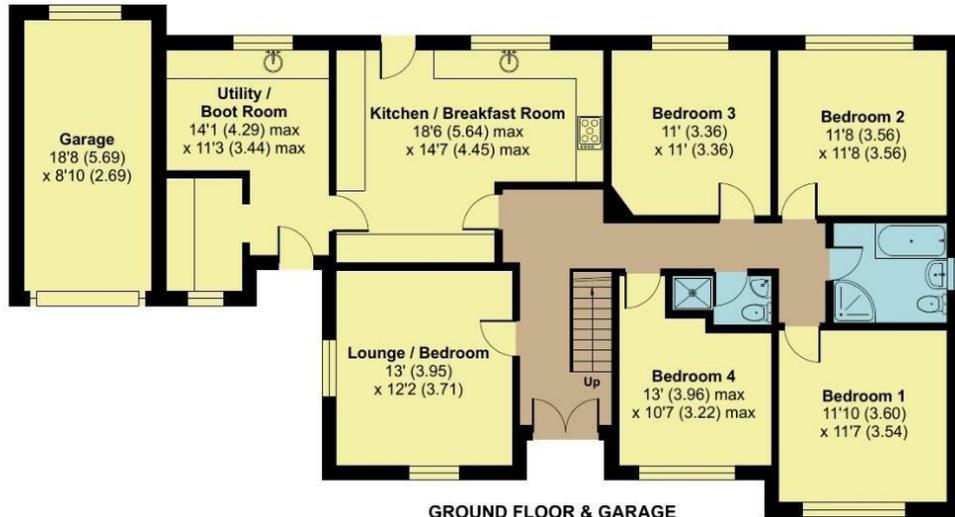
# Locombe Place, Wotton-under-Edge, GL12

Approximate Area = 1935 sq ft / 179.8 sq m

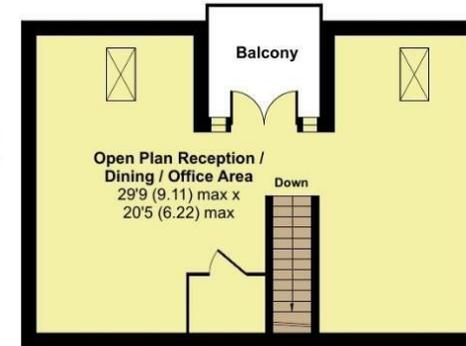
Garage = 164 sq ft / 15.2 sq m

Total = 2099 sq ft / 195 sq m

For identification only - Not to scale



**GROUND FLOOR & GARAGE  
APPROX FLOOR  
AREA 144.3 SQ M  
(1553 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 50.7 SQ M  
(546 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1418120

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	76 <b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

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