



**4A, Clarence Road**

Wotton-under-Edge, Gloucestershire, GL12 7EX



# 4A, Clarence Road

Wotton-under-Edge, Gloucestershire,  
GL12 7EX

An individual single-storey property occupying an enviable position with attractive views across the town, conveniently located within walking distance of the amenities of Wotton-under-Edge.

- Detached Bungalow
- Central Location
- Three Reception Rooms
- Kitchen / Breakfast Room
- Three Bedrooms
- Shower Room & Cloakroom / wc
- Generous Gardens
- Driveway Parking for Several Vehicles
- Detached Garage
- No Onward Chain

**Guide Price**  
**£475,000**

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## Description

An individual detached single-storey residence occupying an exceptional elevated position with commanding views across the historic market town of Wotton-under-Edge. Enjoying a discreet yet highly convenient setting, the property lies just a short stroll from the town's vibrant High Street and its excellent range of amenities.

An outstanding offering combining a highly desirable town-centre setting with privacy, generous gardens, outstanding views and the convenience of single-storey living, situated in one of Gloucestershire's most sought-after market towns.

## Situation

Nestled at the southern gateway to the Cotswolds, Wotton-under-Edge is renowned for its characterful architecture, thriving community and excellent amenities. The town offers an attractive selection of independent shops, cafés, restaurants and public houses, together with a cinema, swimming pool and well-regarded primary schools. The highly acclaimed Katherine Lady Berkeley School is situated in the nearby village of Kingswood. Excellent transport links are available via Junction 14 of the M5 motorway (approximately 5.2 miles), providing straightforward access to Bristol, Bath, Cheltenham and the wider Southwest. Mainline rail services are available from Cam & Dursley, Yate and Kemble, whilst Bristol Parkway offers direct services to London Paddington in approximately 70 minutes.

## Accommodation

The accommodation is both versatile and well-proportioned, arranged over a single level and designed to make the most of the property's enviable outlook. An inviting entrance hall with built-in storage leads to a generous sitting room, featuring an attractive porthole window and a larger front-facing window that fills the space with natural light. A formal dining room adjoins the sitting room, creating an excellent flow between the principal reception spaces and providing an ideal setting for entertaining.

Beyond, a delightful garden room is perfectly positioned to enjoy the far-reaching views across the town and surrounding countryside. The kitchen/breakfast room is complemented by a substantial utility room and pantry, while a cloakroom/WC completes the living accommodation.

The bedroom accommodation comprises two spacious double bedrooms, together with a further room currently used as a dressing room, which could equally serve as a single bedroom, nursery or home office. The bedrooms are served by a well-appointed shower room.

## Outside

The property stands within an exceptionally generous plot, further enlarged through the acquisition of an adjoining parcel of land. The resulting grounds are mature, private and well established, offering a wonderful sense of space ample for relaxation and recreation. Predominantly laid to lawn, the gardens are complemented by attractive patio terraces, while a gently sloping pathway provides access to the lower garden.

Beneath the property, an undercroft provides useful additional storage. A private driveway offers extensive parking for several vehicles and leads to a detached single garage.

## Tenure

Freehold.

## Services

The property is served by gas central heating, mains electricity, water and drainage.

## Local Authority

Stroud Council, Council Tax Band D.  
EPC C

Ref: WER260013

Date: June 2026

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



**Clarence Road, Wotton-under-Edge, GL12**

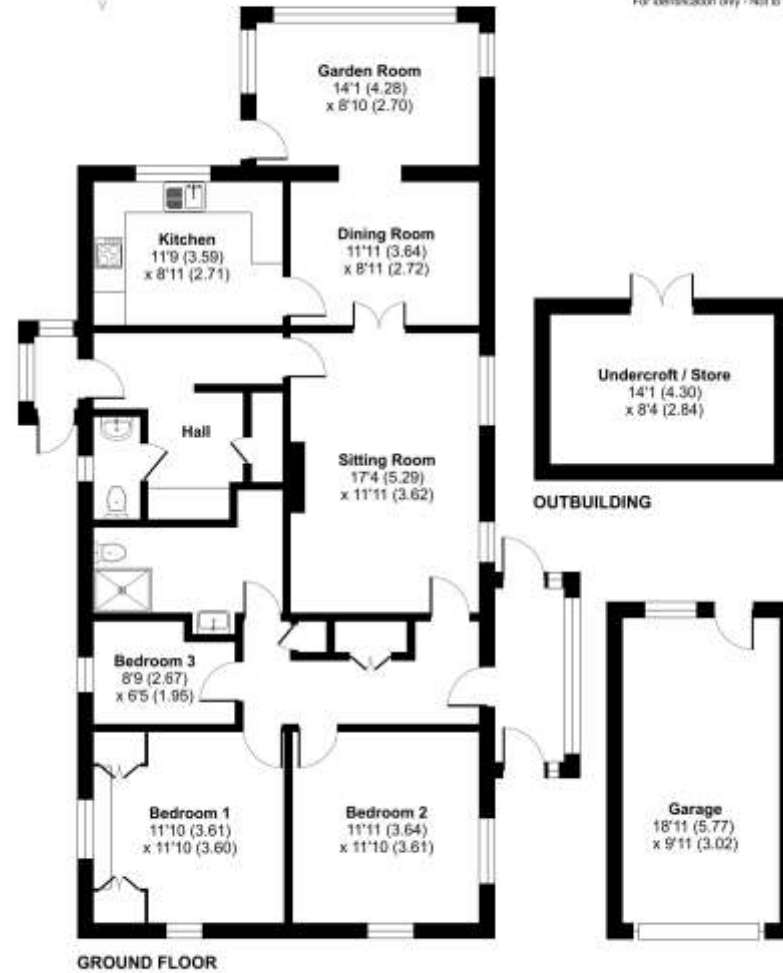
Approximate Area = 1330 sq ft / 123.5 sq m

Garage = 188 sq ft / 17.5 sq m

Outbuilding = 131 sq ft / 12.2 sq m

Total = 1649 sq ft / 153.2 sq m

*For identification only - Not to scale*



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 incorporating International Property Measurement Standards (IPMS Residential), © davidjames 2020.  
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