



4 Symn Lane

Wotton-under-Edge, Gloucestershire, GL12 7BG



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A charming three-bedroom mid-terrace cottage located in the heart of Wotton, within easy walking distance of all the amenities this vibrant community has to offer.

- Charming three-bedroom mid-terrace period cottage
- Town centre location within walking distance of amenities
- Character sitting room with stone fireplace and open fire
- Exposed ceiling beams and original cottage features
- Kitchen with scope for modernisation
- Ground floor bathroom
- Two well-proportioned double bedrooms
- Large, versatile loft room
- Good-sized, level rear garden, mainly laid to lawn
- Opportunity to update & create a superb Cottage

Guide Price
£275,000

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Description

This charming three-bedroom mid-terrace cottage is ideally situated in the heart of the town, within easy walking distance of the excellent range of amenities on offer. With shops, cafés, restaurants, schools, public transport links, and leisure facilities all close at hand, the property enjoys a highly convenient location. Full of character and appeal of a traditional cottage the accommodation begins with a cosy sitting room featuring exposed ceiling beams and an attractive open fireplace. To the rear of the property is a well-proportioned kitchen. The ground floor is completed by a well-appointed family bathroom. On the first floor are two spacious double bedrooms. A staircase leads to the second floor where a large loft room provides a versatile space that could be used as a third bedroom, home office, hobby room, or additional living area. Externally, the property benefits from a good-sized rear garden. Combining character features with well-proportioned accommodation and an excellent central location, this delightful cottage is ideally suited to those seeking a charming home within easy reach of everything the town has to offer.

Situation

Wotton-under-Edge is a picturesque and historic market town nestled on the edge of the Cotswold Escarpment. The vibrant High Street is home to a wide selection of independent shops, cafés, restaurants, traditional pubs, and everyday amenities, creating a thriving community atmosphere. The town is renowned for its beautiful surroundings, with the famous Cotswold Way National Trail passing through, providing outstanding walking, cycling, and outdoor pursuits with breathtaking views across the Severn Vale. Nearby attractions include Newark Park, local golf courses, and a variety of countryside walks. Wotton-under-Edge also benefits from a range of well-regarded primary and secondary schools, healthcare facilities, and sports clubs. For commuters, the town offers convenient access to the M5 motorway (Junction 14), providing links to Bristol, Gloucester, Cheltenham, and beyond. Rail services are available from nearby Cam & Dursley station, offering direct connections to Bristol, Gloucester, and Birmingham. Combining historic character, excellent amenities, and access to some of the finest countryside in the Cotswolds, Wotton-under-Edge remains one of Gloucestershire's most desirable market towns.

Accommodation

A part-glazed entrance door opens into a charming sitting room, centred around an attractive stone fireplace housing an open fire grate. Beams add to the cottage's appeal, while a window to the front elevation provides natural light. Stairs rise to the first floor, with a useful understairs storage cupboard beneath. The sitting room flows through to a generously proportioned kitchen. Whilst functional, the kitchen presents an excellent opportunity for a

purchaser to update and remodel to suit modern lifestyles and individual tastes. From the kitchen, a door leads to the ground floor bathroom, and a further door opens directly onto the rear garden. Whilst being perfectly liveable the property would now benefit from a programme of updating and modernisation. Overall, this delightful period cottage offers a wonderful opportunity to acquire a characterful home in a sought-after town centre location, with the potential to modernise and personalise to create a superb permanent residence, investment property or weekend retreat.

Outside

To the rear of the property is a good-sized, level garden, laid predominantly to lawn. The garden offers plenty of scope for further landscaping or the creation of attractive seating and dining areas, making it an ideal extension of the living accommodation.

Tenure

Freehold.

Services

Gas central heating, main electricity, water and drainage.

Local Authority

Stroud District Council. Council Tax Band B. EPC rating D.

Ref: WER260071

Date: July 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

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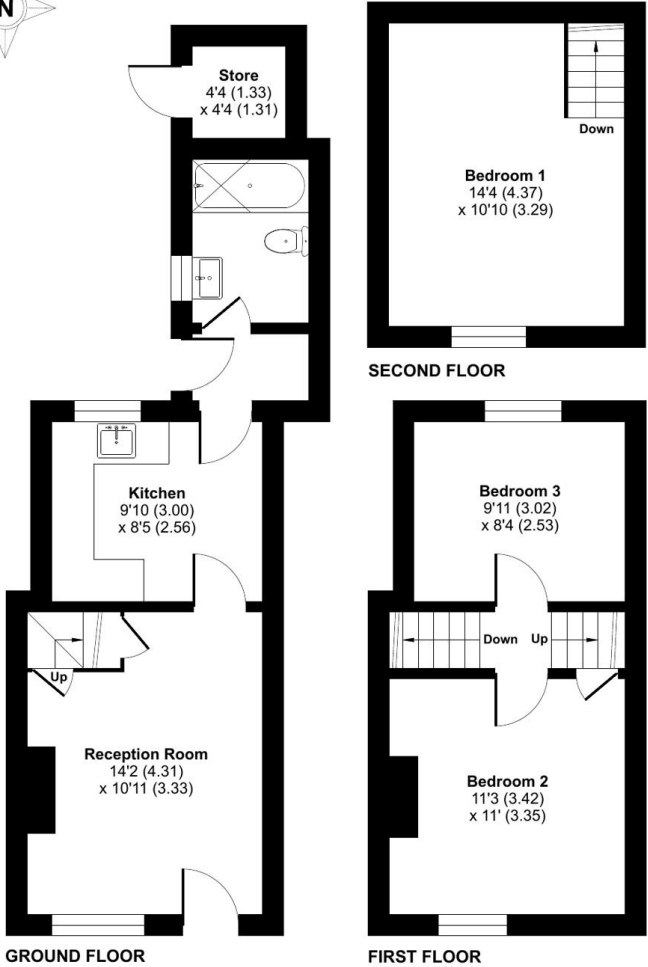
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.



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Approximate Area = 705 sq ft / 65.5 sq m
Outbuilding = 19 sq ft / 1.8 sq m
Total = 724 sq ft / 67.3 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for DJ&P Limited. REF: 1487894