



Hill Mount, | The Cloud

Wotton-under-Edge, Gloucestershire, GL12 7HG



Hill Mount, I The Cloud

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GL12 7HG

An exceptional renovated character home with elevated views located a short walk to the amenities of Wotton-under-Edge.

- Three Storey Property
- Refurbished and Renovated
- Kitchen / Dining Room with Island & Bifold Doors to Garden
- Dual Aspect Sitting Room with Wood Burning Stove
- Three Double Bedrooms
- Wet Room
- Garage and Parking for two Vehicles
- Walking Distance to Wotton’s High Street

Guide Price
£595,000

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Gloucestershire, GL12 7AD
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Situation

Wotton-under-Edge is located near the southern end of the Cotswolds. It offers a thriving high street with shopping facilities, pubs, restaurants, swimming pool and cinema, together with primary schools. The well reputed Katharine Lady Berkeley School for further education for ages 11-18 is in the nearby village of Kingswood. The M5 motorway (J14, 5.2 miles) offers access to Bristol, Bath, Cheltenham and the West Country. With train services available at Yate, Cam /Dursley and soon to be Charfield. A direct train to London (Paddington) is available at Bristol Parkway which arrives into London within 1 hr 10mins.

Accommodation

Open plan kitchen / dining room with flag stone floors, exposed brick fireplace housing Charnwood wood burning stove. The kitchen is fitted with Olive & Barr units in a painted finish with quartz worktops and a central island. Aluminium bifold doors connect the home to the garden terrace. The entrance Hallway is found on the first floor, which opens onto The Cloud, the front of the property faces Potters Pond. The sitting room is dual aspect with far reaching Wotton views and fireplace housing a second Charnwood wood burning stove. Also located on the first floor is the wet room. The wet room is created using a micro cement finish, the wash hand basin is fashioned from an Indonesian boulder and there is a heated mirror.

Located on the second floor are three double bedrooms. The principal bedroom has a vaulted ceiling with exposed beams, exposed lath and an exposed brick fireplace housing a woodburning stove. The bedrooms provide flexible accommodation for guests, home working or hobbies, making the house perfectly suited to those seeking adaptable space without the upkeep of a larger family home.

Outside

The garden is connected to the kitchen / dining / family room by aluminium bifold doors. The garden terrace offers a social outdoor space with seating for several, an outdoor eating area and outdoor shower with hot tub. There is an outdoor storage room housing fridge and freezer. Outside, the elevated setting creates a sense of privacy and retreat, yet the vibrant High Street, independent shops, cafés and countryside walks are all within easy walking distance — a rare balance of convenience and tranquillity.

Opposite the property is a wooden double garage and parking for at least two vehicles (purchased on a separate title). This provides further opportunity to develop additional accommodation subject to planning with previous favourable pre apps locally for studio/annex accommodation.

Services

Mains gas, electricity and drainage.

Tenure

Freehold (Possessory Title).

Local Authority

Stroud District Council.

Council Tax Band B.

EPC Rating D

Ref: WER250141

Date: 6th March 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

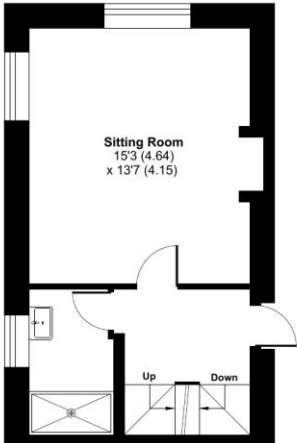
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether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



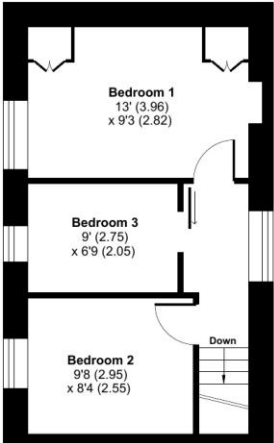


The Cloud, Wotton-under-Edge, GL12

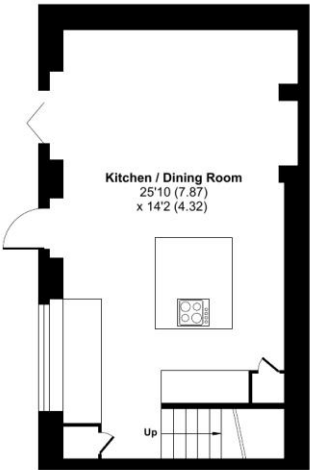
Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 259 sq ft / 24 sq m
Total = 1267 sq ft / 117.6 sq m
For identification only - Not to scale



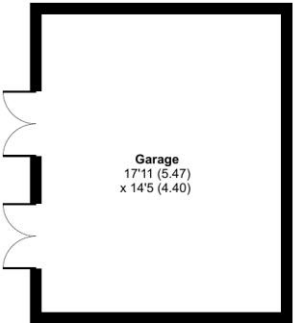
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for DJ&P Limited. REF: 1356111