



Borovere, 9 Locombe Place

Wotton-under-Edge, Gloucestershire, GL12 7HZ



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Occupying a generous plot of just over a third of an acre, this deceptively spacious detached residence commands stunning far-reaching views and offers versatile accommodation.

- A substantial detached home
- Set within a plot of approx. 0.35 acres.
- Stunning far-reaching countryside views.
- Flexible accommodation four/five bedrooms.
- Spacious and versatile living accommodation.
- Sitting room with terrace.
- Garage and ample driveway parking.
- Sought-after location.
- Excellent potential
- Lapsed planning consent for three homes

Guide Price
£650,000

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Description

Enjoying an enviable position on the outskirts of the popular market town of Wotton-under-Edge, this deceptively spacious detached home occupies a generous plot of just over a third of an acre and commands magnificent far-reaching views. Designed to make the most of its exceptional setting, the property features a first-floor sitting room with panoramic views across the surrounding landscape.

The versatile accommodation extends to five double bedrooms, one of which is currently arranged as an additional ground floor sitting room. Considerable attention has also been given to the property's eco credentials, creating an efficient and environmentally conscious home without compromising on comfort.

Outside, the property is set within beautiful gardens, an attractive and private setting. A generous driveway offers parking for several vehicles and leads to a detached garage, completing this impressive family home.

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

The property is approached via an impressive entrance, with distinctive double doors reminiscent of traditional chapel doors, opening into a spacious and welcoming reception hall.

The first reception room, accessed from the hallway, is currently arranged as a comfortable ground floor sitting room. Offering excellent flexibility, this room has previously been used as a double bedroom and could easily be reinstated as such, making it ideal for multi-generational living or those requiring single-storey accommodation.

To the rear of the property lies the generously proportioned kitchen/dining room, fitted with an extensive range of timeless Shaker-style units providing abundant storage and worktop space. Designed as the heart of the home, it offers ample room for family dining and entertaining, with direct access to the rear garden, linking the indoor and outdoor living spaces.

Practicality is further enhanced by a useful boot room together with a separate utility/laundry room, providing excellent additional storage and keeping everyday household tasks neatly tucked away.

The ground floor also accommodates four further well-proportioned double bedrooms, all enjoying pleasant outlooks, together with a family bathroom and a separate shower room, offering flexibility and convenience for family living.

First Floor

A staircase rises to the first floor, where a superb reception room has been thoughtfully designed to make the most of the property's situation. Currently arranged as a spacious sitting room with a dedicated study area, this impressive space is flooded with natural light and enjoys breathtaking far-reaching views. Double doors open onto a wonderful outdoor seating terrace, perfectly positioned to take full advantage of the panoramic outlook across the surrounding landscape.

Outside

To the front of the property, a generous driveway provides ample off-road parking for several vehicles and leads to the garage.

The rear garden is a particular feature of the property, occupying a generous plot that is predominantly laid to lawn. Beautifully established, the garden is interspersed with mature trees, well-stocked flower and shrub borders, an attractive pond, and a charming arbour, a charming nature lead setting. A summer house provides an ideal space for relaxation, entertaining or home working, while the generous lawn offers ample space for families and keen gardeners alike, making this a delightful outdoor retreat.

Tenure

Freehold.

Services

Gas central heating, mains electricity, water and drainage.

The property has a Tado Smart Heating System using internet-connected thermostats and an app to control the central heating remotely. Virgin Media fibre to the house.

Solar panels were installed in 2023, these panels are owned by our sellers.

Local Authority

Stroud Local Authority. Council Tax Band E.
EPC Band C.

Ref: WER260079

Date: 14th July 2026



PLANS AND PARTICULARS

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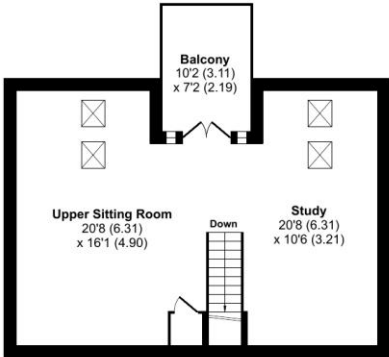
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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, 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.

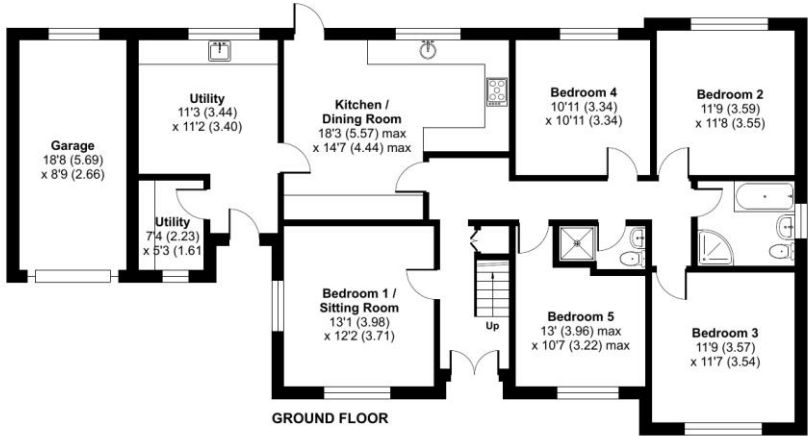


Locombe Place, Gloucestershire, GL12

Approximate Area = 1967 sq ft / 182.7 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 2130 sq ft / 197.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2026. Produced for DJ&P Limited. REF: 1486418