



46 Bradley Street,
Wotton-under-Edge, Gloucestershire, GL12 7AT



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Individual period property, originally two cottages, now thoughtfully and tastefully remodelled to create a charming and well-balanced home, ideally located in the heart of Wotton-under-Edge.

- Individual period home
- Period charm blended & contemporary Finishes
- Located in the heart of Wotton-under-Edge
- Within walking distance of High Street Amenities
- Kitchen with Neptune cabinetry and central Island
- Multiple reception rooms
- Wood-burning stoves
- Four bedrooms, including a spacious principal Bedroom
- Attractive gardens with patio areas and a dedicated gym
- Driveway parking and detached garage
- Scope to extend (subject to consents)

Guide Price
£750,000

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Description

A beautifully appointed home in the heart of Wotton-under-Edge, seamlessly combining period charm with carefully curated contemporary finishes, set within this highly regarded and well-connected Cotswold town. The property offers well-balanced, beautifully proportioned accommodation, ideally suited to both family living and entertaining, with further scope to enhance and extend, subject to the necessary consents

The house is set within attractive, thoughtfully arranged gardens, incorporating a number of seating and patio areas, together with a gym. In addition, there is driveway parking and a detached garage.

Situation

Located in centre of town, within level walking distance to the amenities provided in the popular market town location of Wotton. Wotton-under-Edge, located near the southern end of the Cotswolds, it offers a lively high street with shopping facilities, pubs, restaurants, swimming pool and cinema, together with primary schools. The well reputed Katherine 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 Kemble, Cam & Dursley and Yate locally with a direct train to London (Paddington) is available at Bristol Parkway which arrive in London within 1 hr 10mins.

Accommodation

The property is entered via a generous reception hall, where a sense of space is immediately apparent, with a staircase rising to a galleried landing above. From here, a well-appointed snug or study provides an ideal space for home working or informal retreat.

The kitchen/breakfast room forms the true heart of the house—an exceptional space, both functional and sociable—fitted with bespoke Neptune cabinetry and complemented by Silestone work surfaces. A substantial central island anchors the room, providing generous preparation space alongside informal seating. A fireplace with wood-burning stove lends warmth and character, enhancing the room’s welcoming atmosphere. Adjoining the kitchen, the formal dining room is particularly elegant, with a traditional alcove thoughtfully arranged as a drink’s cabinet, creating a natural focal point for more formal occasions. The principal reception room is situated to the front of the house and is beautifully proportioned, centred around a second fireplace with wood-burning stove.

To the rear of the home is a practical boot room which provides direct access to the garden, ideally suited to a rural lifestyle, while a well-appointed utility and shower room completes the ground floor.

Planning permission has previously been granted to extend the property, presenting an exciting opportunity to further enhance the

accommodation with an additional reception room, designed to feature a vaulted ceiling and a strong connection to the kitchen—ideal for contemporary family living.

To the first floor, a light-filled landing gives access to three excellent double bedrooms, the principal bedroom being particularly generous in scale. A fourth bedroom, currently utilised as a study, offers flexibility according to individual requirements. The family bathroom is well-appointed, with both a bath and a separate shower, while a large airing cupboard provides further practical storage.

Outside

Gardens sit to the front and rear of the property, the garden plot is wide and mainly laid to lawn, with pebbled seating area and wooden home office / gym. To the side of the property the driveway provides parking for several vehicles and there is a detached single garage.

Local Authority

Stroud Council, Council Tax Band F
EPC C

Services

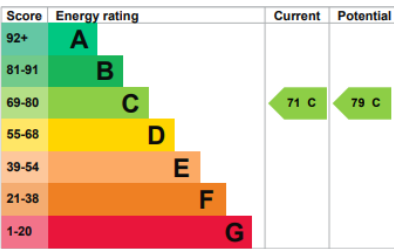
Mains electricity, gas and water are connected.

Tenure

Freehold.

Ref: WER260012

Date: 20th March 2026

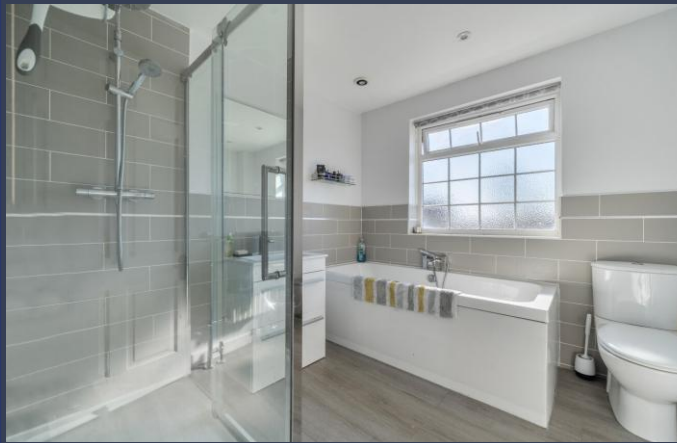


PLANS AND PARTICULARS

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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 = 1943 sq ft / 180.5 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 113 sq ft / 10.5 sq m
Total = 2201 sq ft / 204.4 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). © nichecom 2026. Produced for DJ&P Limited. REF: 1429496