



The Limes, Coombe Road

Wotton-under-Edge, Gloucestershire, GL12 7NF



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A Landmark Cotswold Residence with
Swimming Pool, Pool House / Annexe &
Panoramic Views. No Onward Chain.

- Substantial Home
- Far Reaching Views
- Pool House / Independent Annex
- Paddock and Stables
- Detached Garage
- Swimming Pool
- Sought After Location
- Walking Distance to Wotton Town Centre
- No Onward Chain

£1,500,000

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Description

Set in an elevated and commanding position within the Cotswolds, The Limes is an exceptional country estate enjoying far-reaching panoramic views across the surrounding countryside. Beautifully refurbished and thoughtfully extended, this distinguished residence combines elegant family living with outstanding entertaining spaces, all set within landscaped grounds in one of the area's most sought-after locations.

Extending to approximately 3,800 sq ft, the principal house offers stylish and versatile accommodation designed to meet the demands of modern family life. Originally dating from the 1930s, the property has been comprehensively enhanced through a series of carefully considered extensions and high-quality renovations, creating a substantial and highly desirable country home.

The accommodation is complemented by a luxurious detached pool house / annex featuring two double bedrooms and spacious open-plan living areas, providing ideal guest, ancillary or multi-generational accommodation. Further outbuildings include a detached double garage with a versatile room above, suitable for a home office, studio or gym.

Outside, the estate is equally impressive, with beautifully maintained gardens, an outdoor swimming pool, and a paddock with stabling, making it well suited to equestrian pursuits. Together, these features create a rare opportunity to acquire a remarkable country property offering privacy, space and exceptional lifestyle appeal in an outstanding Cotswold setting.

Accommodation

Designed for both family life and entertaining, the house offers an impressive collection of reception spaces including a formal sitting room, elegant dining room, expansive family room and a light-filled conservatory, all positioned to maximise the far-reaching views across the Coombe Valley and Cotswold Hills. At the heart of the home is a stunning open-plan kitchen featuring bespoke Neptune cabinetry and a striking roof lantern, seamlessly connecting to the dining area. Additional accommodation includes a cosy snug, home office, utility room and two cloakrooms.

The upper floors provide generously proportioned bedroom accommodation, with two principal bedrooms benefitting from en suite facilities, alongside additional family bath and shower rooms. The second floor offers further versatile accommodation.

A standout feature of the estate is the detached self-contained annexe / pool house, offering stylish independent living with an open-plan kitchen and reception area, bifold doors opening onto the pool terrace, two double bedrooms and a shower room — perfectly suited for guests, extended family or lifestyle flexibility.

Detached garage with first-floor gym / storage space and renovation potential.

Outside

The grounds at The Limes have been thoughtfully designed to complement the natural contours of the hillside, creating a

wonderfully private and picturesque setting. Rolling lawns, mature trees, established flowerbeds and a tranquil pond with water feature combine to create beautifully landscaped gardens surrounding the home.

A substantial terrace wraps around the outdoor swimming pool, forming an exceptional sun trap and private entertaining space sheltered by the surrounding landscape. The paddock, stable and tack room further enhance the property's lifestyle appeal, while the sweeping block-paved driveway and gated entrance create an impressive arrival experience and parking for several vehicles.

Location

The Limes occupies an enviable elevated position within the desirable hamlet of Coombe, enjoying panoramic south-facing views towards Tor Hill and Wotton-under-Edge. Surrounded by rolling countryside on the edge of the Cotswold Hills Area of Outstanding Natural Beauty, the property offers an exceptional balance of rural tranquillity and connectivity to the town centre of Wotton-under-Edge.

Wotton-under-Edge, less than a mile away, is a charming market town renowned for its independent shops, cafés, pubs and cultural amenities, including an arts centre and cinema. The surrounding area is particularly popular with walkers and outdoor enthusiasts, with the Cotswold Way passing directly through the town.

The property is ideally positioned for access to the M4 and M5 motorway networks, with Bristol Parkway and Kemble stations providing direct rail services to London Paddington in approximately 90 minutes. Bath, Cheltenham and Bristol are all within easy reach, offering world-class shopping, dining, architecture and cultural events. The area is also highly regarded for schooling, with an excellent selection of prestigious private and state schools nearby including Westonbirt School, Beaudesert Park, and Katharine Lady Berkeley School.

Services

Oil central heating, mains electricity, water and drainage to a water treatment plant.

Tenure

Freehold.

Ref: WER260072

Date: 29th May 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. I00003612. 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.



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Approximate Area = 3749 sq ft / 348.3 sq m

Garage = 624 sq ft / 58 sq m

Outbuildings = 975 sq ft / 90.5 sq m

Total = 5348 sq ft / 496.8 sq m

For identification only - Not to scale

