



5 Ludgate Hill,
Wotton-under-Edge, Gloucestershire, GL12 7JJ

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A charming and beautifully presented three-bedroom period cottage in the heart of Wotton-under-Edge.

- Charming period cottage in a prime town centre location
- Three Bedrooms - Two well -proportioned Double Bedrooms
- Sitting room with attractive wood-burning stove
- Kitchen / dining room
- Newly installed traditional sash windows
- Family bathroom
- Private, low-maintenance courtyard garden
- Easy access to local shops, cafés, and countryside walks

Guide Price
£305,000

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Gloucestershire, GL12 7AD
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Description

Located in the heart of the highly sought-after market town of Wotton-under-Edge, this beautifully presented period cottage offers an exceptional blend of charm and character. Thoughtfully maintained and sympathetically enhanced, the property retains many of its original features while benefiting from tasteful updates, including newly installed double glazed sash windows that complement the cottage's traditional character, the addition of internal oak doors, wood burning stove and a new boiler.

Situated just a short stroll from the independent shops, cafés, and amenities that make Wotton-under-Edge so desirable, as well as beautiful surrounding countryside, this charming home presents an opportunity to acquire a character property in a thriving and picturesque town.

Situation

Wotton-under-Edge, near the southern end of the Cotswolds and on The Cotswold Way, 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 accommodation begins with a entrance porch, which leads into the welcoming sitting room, where a charming wood-burning stove forms a cosy focal point, creating a warm and inviting atmosphere ideal for relaxing evenings. To the rear of the property, a kitchen dining room which provides an excellent space for both everyday living and entertaining, with room for family dining and direct access to the courtyard garden.

Upstairs, the cottage offers three well-proportioned bedrooms served by a family bathroom, providing comfortable and flexible accommodation for families, couples, or those working from home.

Outside

Set in an enviable location close to the scenic Cotswold Way, the property has an enclosed sunny, private courtyard garden, a delightful and low-maintenance outdoor retreat — perfect for al fresco dining, morning coffee, or unwinding in a peaceful setting.

Services

Mains Gas, Electricity, water and drainage.

Local Authority

Stroud Council. Council Tax Band B.
EPC E Rating.

Tenure

Freehold.

Ref: WER260005

Date: June 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 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.

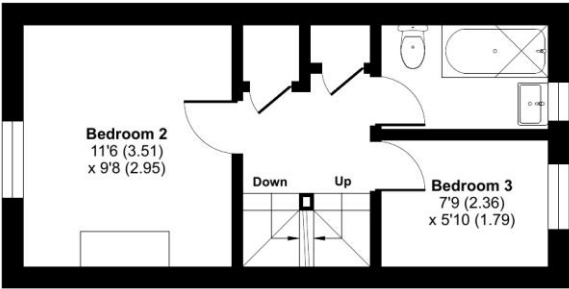


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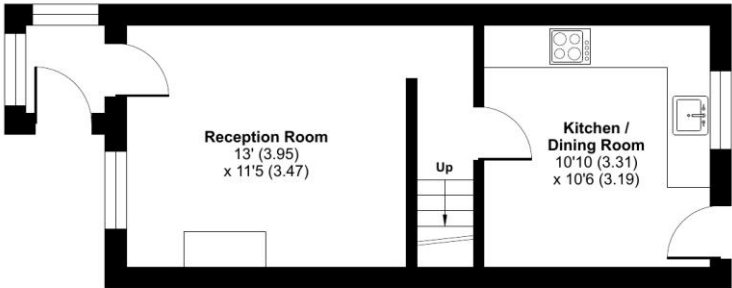
Approximate Area = 739 sq ft / 68.6 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

 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: 1422601