



Holywell Cottage,
1 Holywell Road, Wotton-under-Edge, Gloucestershire, GL12 7NJ

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Charming period property set within approx. 0.3 acres of beautifully maintained gardens, enjoying an elevated position with scenic valley views.

- Grade II Listed
- Two Generous Reception Rooms
- Five Double Bedrooms
- Detached Garage with Annex Potential
- Stunning Gardens
- Beautiful Views
- Sought-after Location
- Walking Distance to Wotton Town Centre
- KLB Catchment
- No Onward Chain
- Viewing Highly Recommended

Guide Price
£1,000,000

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Description

An individual period property, set in over approx. 0.311 acres of attractive gardens in the desirable and sought-after location of Holywell. The property enjoys a superb, situation affording views across the picturesque valley.

Holywell Cottage is a property of stature with a delightful aspect to the front. A secluded hidden treasure with an unassuming façade to the roadside.

Situation

Located in the sought after Holywell, a green leafy situation within walking distance to the amenities provided in the popular market town location of Wotton. 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

Enter into a spacious entrance hall with stairs to the upper floors. The drawing room is well proportioned with a stone built fireplace; this charming reception room has two windows overlooking the beautiful gardens and has two feature alcoves. The sitting room / dining room has an inset wood burning stove set within a stone fireplace. Connectivity to the terrace and gardens are afforded by French doors. The room is further enhanced by wood block parquet flooring. The kitchen is well appointed with built in appliances, fitted units finished with granite worktops, with light and bright space for dining.

The First Floor of the property offers three spacious double bedrooms, including a principal bedroom with a modern ensuite shower room, while the remaining two bedrooms are complemented by a well-appointed family bathroom.

To the Second Floor are two further bedrooms, a separate wc and beneath the conservation Velux, a charming study nook completes the accommodation.

The property has undergone certain updates; it has been freshly painted and fitted with new carpets.

Outside

Set in an enviable location close to the scenic Cotswold Way, the property sits within a superb plot. The private gardens are terraced affording views across the valley and are located to the front of the property. The garden features mature planting, a vegetable plot, an attractive stone built Summer House and a Spring fed Pond.

In addition, there is a substantial detached garage with versatile accommodation above, currently utilised as a games room housing a full-size snooker table. This impressive modern outbuilding offers excellent potential for conversion into an independent annexe, guest accommodation or holiday let, subject to any necessary consents. Plumbing and electricity are already installed within the building, allowing for straightforward further development.

Adjacent to the garage, an extensive driveway provides parking for several vehicles, making the space ideally suited for visiting guests or multi-generational living arrangements.

Tenure

Freehold

Local Authority

Stroud Council.

Council Tax Band G.

EPC exempt - Grade II Listed.

Services

Central heating, mains electricity, water and drainage.

Ref: WER260050

Date: 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. 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.



Holywell Road, Gloucestershire, GL12

Approximate Area = 2613 sq ft / 242.7 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 933 sq ft / 86.7 sq m
 Total = 3573 sq ft / 331.9 sq m
 For identification only - Not to scale



Their plan produced in accordance with RICS Property Measurement 2nd Edition
 Incorporating International Property Measurement Standards (IPMS) Restrictions. ©valtec 2018