



**4 Meadow Road,**  
Leyhill, Wotton-under-Edge, Gloucestershire, GL12 8HW



# 4 Meadow Road, Leyhill, Wotton-under-Edge, Gloucestershire, GL12 8HW

Located in the convenient yet rural location of Leyhill, 4 Meadow Road, a semi-detached four-bedroom property with gardens and garage. Offered with No Onward Chain.

- Semi Detached Home
- Two Reception Rooms
- Four Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Garage
- Solar Panels
- Air Source Heat Pump
- Convenient Location
- No Onward Chain

Guide Price  
£380,000

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## Description

Meadow is a four-bedroom semi-detached home situated in the convenient location of Leyhill, occupying a pleasant position overlooking a green space.

Offering spacious accommodation throughout, the property provides excellent potential for modernisation and reconfiguration to suit individual requirements. It benefits from central heating powered by an air-source heat pump, along with solar panels, helping to improve energy efficiency. Further features include a garage located in a nearby rank of garages. With its desirable setting and generous living space, this property presents an excellent opportunity for buyers seeking a home they can personalise and enhance.

## Accommodation

Enter via an entrance porch into a light and welcoming entrance hallway. A cloakroom / WC is conveniently located off the hall.

The sitting room is positioned at the front of the property and benefits from a large front-facing window, allowing plenty of natural light. This room is open plan to the dining room, which is situated at the rear of the home and features patio doors leading out to the rear garden. The dining room also connects directly to the kitchen. The rear of the property is currently occupied by the kitchen and dining room, offering excellent potential to create a spacious open-plan kitchen/dining room with an enhanced connection to the garden, subject to any necessary consents.

Stairs, with a window providing natural light to the landing, lead to the first floor where there are four bedrooms and a family bathroom. Three of the bedrooms benefit from built-in storage, as does the bathroom.

## Situation

Leyhill is a small rural village in South Gloucestershire, set within attractive countryside on the edge of the Cotswolds. Located to the north-east of Bristol, it is well placed for access to the market towns of Wotton-under-Edge and Thornbury. The neighbouring parish of Tortworth is home to the renowned Tortworth Arboretum, together with a popular farm shop and cafés, providing excellent local amenities and leisure opportunities.

Surrounded by farmland, open fields and areas of woodland, Leyhill offers an attractive rural environment with strong agricultural roots. The surrounding countryside provides a wealth of opportunities for walking and outdoor recreation, while larger towns and centres remain easily accessible.

The village is also conveniently positioned for access to the motorway network, with both the M4 and M5 within easy reach, making it an ideal location for commuters travelling to Bristol, Gloucester, Cheltenham and beyond.

## Outside

Outside, the property occupies a level plot with gardens to both the front and rear. The rear garden is of a good size and enjoys an open aspect, backing onto green space which provides an attractive backdrop.

The garden is predominantly laid to lawn with a patio area, creating an ideal space for outdoor dining, entertaining, or family enjoyment.

Further benefits include a single garage located within a nearby rank of garages. Parking on the road is readily accommodated, whilst other neighbouring properties have converted their front garden to provide driveway off road parking.

## Services

Central Heating via an air source heat pump. Solar panels are located on the roof to the rear aspect. Mains electricity, water and drainage.

## Local Authority

South Gloucestershire Council Tax Band B. **EPC B**

## Tenure

Freehold.

Ref: WER260020

Date: June 2026

## PLANS AND PARTICULARS

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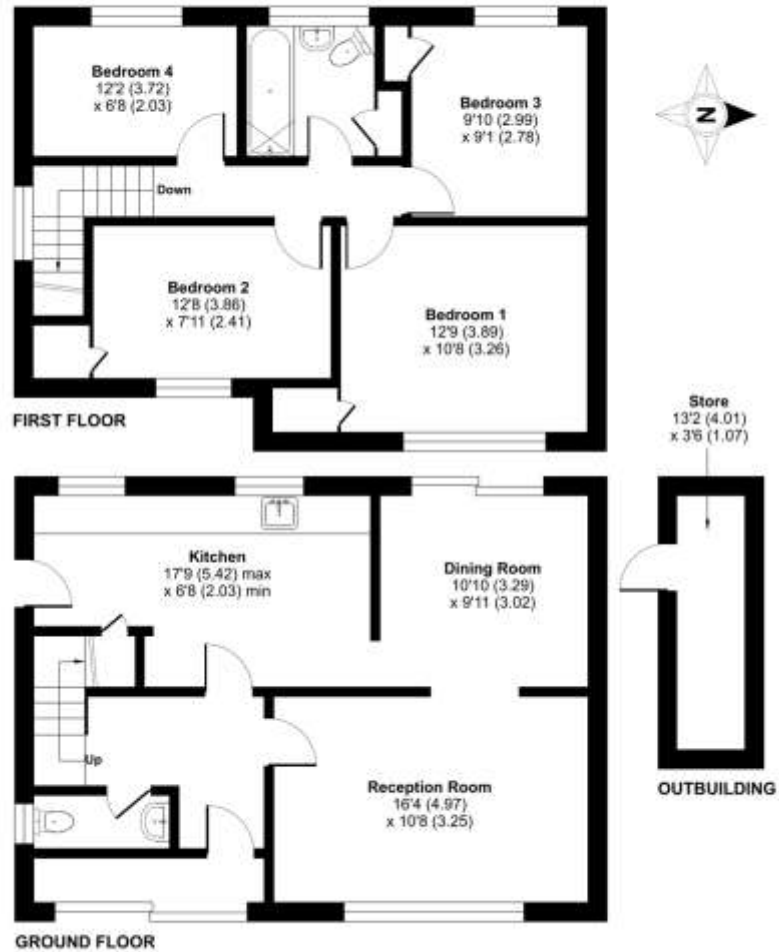
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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays,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



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Approximate Area = 1175 sq ft / 109.1 sq m  
 Outbuilding = 46 sq ft / 4.3 sq m  
 Total = 1221 sq ft / 113.4 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). © Andrew 2020. Produced for DJMP Limited. REF: 1475000