







# 13 Ludgate Hill, Wotton-under-Edge, Gloucestershire GL12 7JJ

Nestled only moments from Wotton's historic High Street, this prestigious Grade II home exudes heritage and character. Steeped in history from the late 18th Century, the interior showcases enchanting features such as exposed wooden beams, charming fireplaces, and a late medieval plank door, complete with large nail heads and ornamental strap hinges. The welcoming entrance hall leads to a lounge bathed in natural light from the stunning 19th-century bay window, wooden beams, and a beautiful stone inglenook fireplace, with the only working woodburner – the perfect retreat on a winter's evening. An arched opening leads to the staircases in front, and to your right, a contemporary kitchen/breakfast room. Thoughtfully extended under previous ownership, this space offers ample worktops, cabinetry, and shelving throughout. The Rangemaster oven is perfect for crafting family feasts, while a separate door provides easy outdoor access onto the rear courtyard garden. Spanning the full width of the original home, a versatile second reception is slightly partitioned by exposed beams – perfect for a teenager's retreat to one end and formal dining at the other. The room also features the second Georgian bay window, a second fireplace, and direct access to the outdoor space. Hidden here is the entrance to the cellar, perfect for storage and features a window and lighting. Upstairs, two impressive double bedrooms boast built-in storage, fireplaces and sun-soaked southwest-facing windows. The single bedroom, currently dressed as an office, features dual wardrobes and a doorway onto a raised terrace – perfect for al-fresco dining. The room can be expanded by removing the built-in storage. An additional bathroom completes this floor. Above, the exceptional principal bedroom stretches over 8 metres, offering vaulted ceilings, ample lighting from three sash windows, and built-in wardrobes. An additional bathroom creates a serene escape from a stressful day with a jet bath and separate shower. At the same time, the fourth single bedroom adds further practicality with additional built-in storage. Blending comfort with character, this home is located near Bluecoat Primary School, The Great British School, and the esteemed Katharine Lady Berkeley's Secondary School, with local amenities in reach and the Cotswold Way passing by - a true reflection of this sought-after town.

## Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure.

## Property Highlights, Accommodation & Services

- Unique Grade 2 Listed Period Home
- Five Bedrooms Over Three Storeys- The Principal Bedroom Over 8 Metres In Length!
- Sought After Location- Moments From Wotton High Street
- Bags Of Character And Features
- Two Generous Reception Rooms- One With Working Inglenook Fireplace
- Modern Kitchen/Breakfast Room With Rangemaster And Access To Courtyard Garden

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