

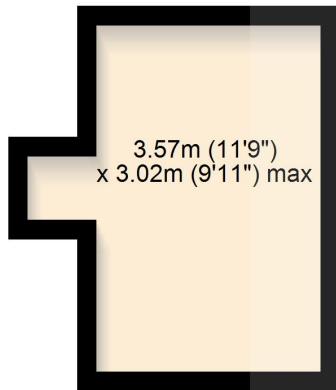


10 Haw Street, Wotton-under-Edge, Gloucestershire GL12 7AQ

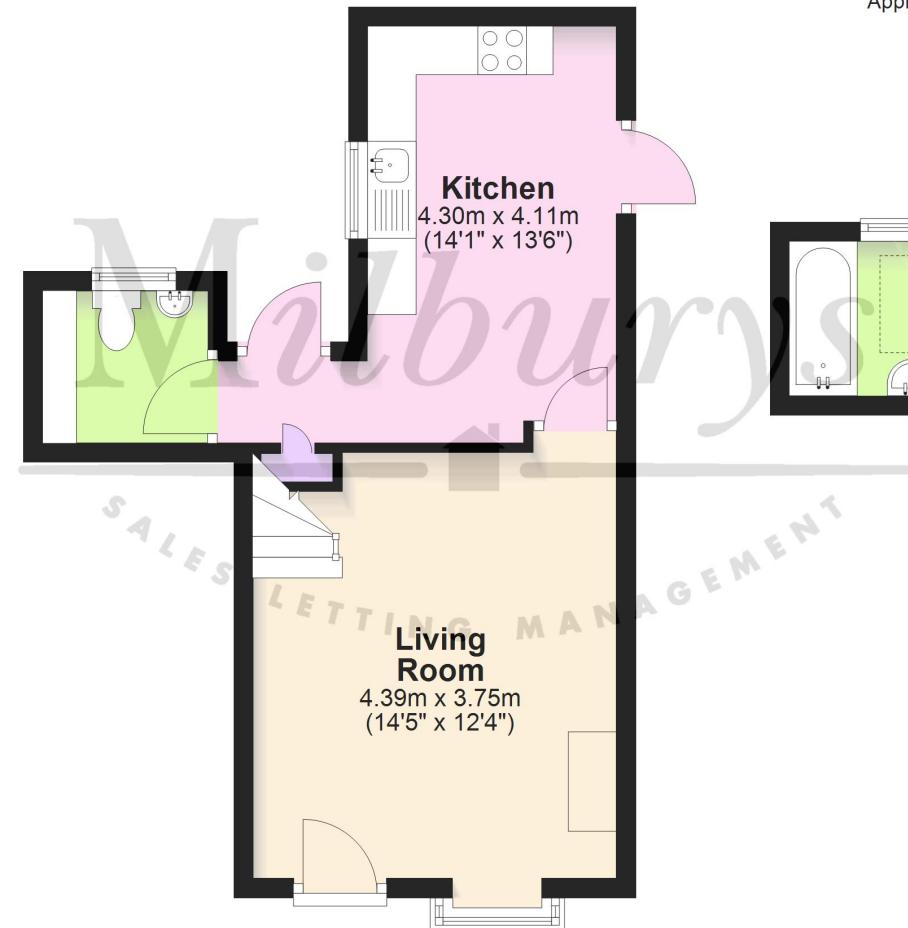
£240,000

**Cellar**

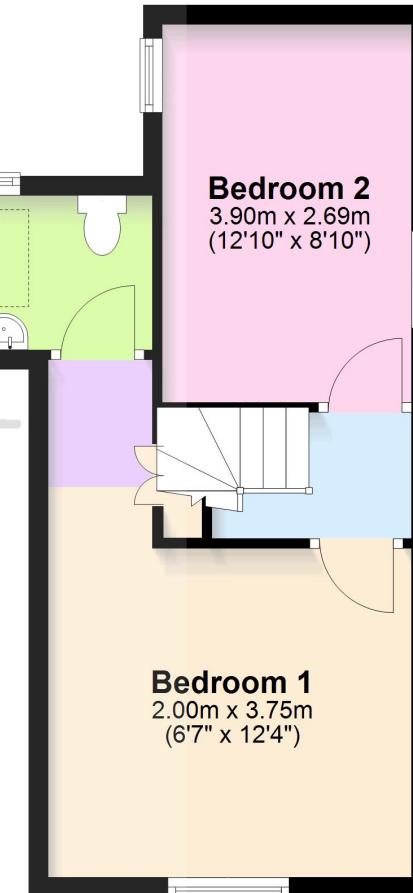
Approx. 8.7 sq. metres (93.6 sq. feet)

**Ground Floor**

Approx. 31.8 sq. metres (342.2 sq. feet)

**First Floor**

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 74.6 sq. metres (803.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

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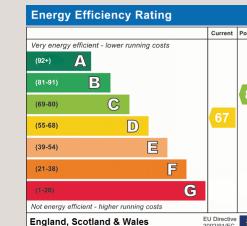
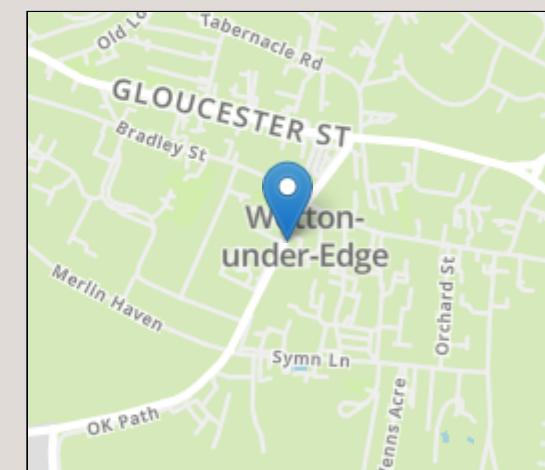
A charming Grade II Listed cottage in the heart of Wotton-under-Edge. Nestled just moments from the bustling High Street of the sought-after market town of Wotton-under-Edge, this beautifully presented end-of-terrace Grade II listed cottage is a rare gem that seamlessly blends period charm with modern-day comfort. Lovingly maintained, the property exudes character from the moment you step inside. The welcoming living room is rich in atmosphere, featuring exposed beams and a striking log burner—ideal for curling up beside on cooler evenings. The kitchen offers a functional yet charming space, leading through to a practical downstairs cloakroom, offering functionality for modern living. Upstairs, you will find two generously sized double bedrooms, each brimming with natural light. A well-appointed family bathroom serves the upper floor, thoughtfully designed with both style and functionality in mind, the bathroom features a modern suite and a relaxing ambience - perfect for winding down at the end of the day. Outside, a private courtyard garden has been thoughtfully designed to create a practical and convenient storage area with access to a handy cellar. With the added benefit of side access, this outdoor space is both practical and ideal for family outings. Located within walking distance of independent shops, welcoming cafés, reputable schools, and scenic countryside walks, this property offers a lifestyle of both convenience and tranquillity. Whether you are looking for a full-time residence, a charming retreat, or a character-filled investment, this delightful home is sure to capture your heart.

## Situation

Known as the "Gateway to the Cotswolds," Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey in 2025 - <https://www.gazetteseries.co.uk/news/25577652.wotton-under-edge-happiest-place-live-gloucestershire/>. The High Street is lined with traditional stone buildings that house a variety of independent shops, cafés, a Tesco Express, a Co-operative mini-supermarket, The Falcon Steakhouse, and three public houses. The town is also home to the Ram Inn – a famous 13th-century public house now closed to visitors – as well as its own independent cinema, which has been operating since 1911. Junction 14 of the M5 lies approximately 5.1 miles away, offering convenient access for commuters to Bristol, Gloucester, and Cheltenham. Tetbury, home to the King's residence, is just 10.1 miles from Wotton-under-Edge. Around 7 miles away, Cam and Dursley Railway Station provides rail connections to both Bristol and Gloucester until the opening of Charfield Railway Station, expected in Spring 2027 -<https://beta.southglos.gov.uk/charfield-train-station/>. For primary education, children can attend The Great British School or Bluecoat Primary School, with additional options available in nearby villages such as Charfield, Tortworth, and Hillesley. The prestigious Katharine Lady Berkeley's Secondary School is located between the neighbouring village of Kingswood and the outskirts of Wotton-under-Edge, making it easily accessible on foot. Visitors may discover this charming town while walking the Cotswold Way. Additional leisure activities include a golf club and a refurbished open-air swimming pool, which operates seasonally.

## Property Highlights, Accommodation & Services

- Grade II Listed
- Charming Characterful Cottage
- On The Doorstep Of Local Wotton High Street
- Tastefully Presented Throughout
- Feature Log Burner
- Downstairs Cloakroom
- Two Double Bedrooms - Principle Bedroom With En-Suite Bathroom
- Side Access To The Property
- Outside Storage Space With Access To The Cellar
- Stroud District Council - Band C



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