

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



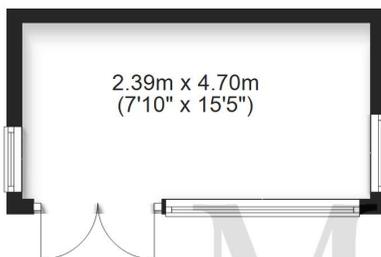
**Willow Cottage, 2c, Water Lane, Wotton-under-Edge, Gloucestershire GL12 7LG**

**£410,000**

### Outdoor Office

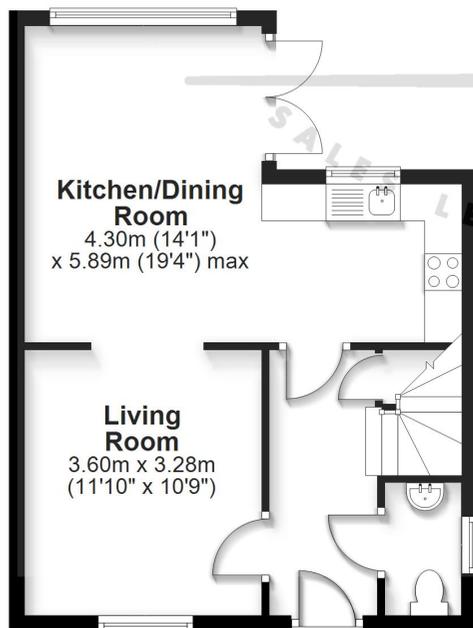
Approx. 0.0 sq. metres (0.0 sq. feet)

Approx 11.2sqm  
(120.9sqft) - not  
included in the  
overall floor area



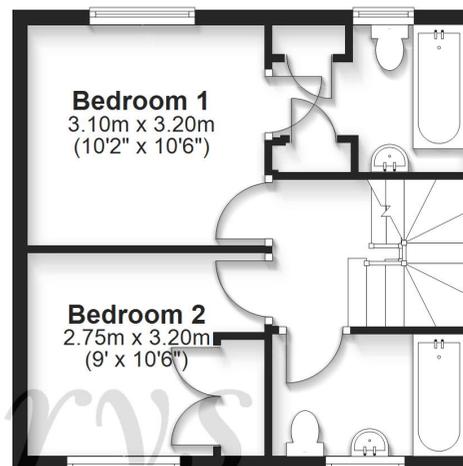
### Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



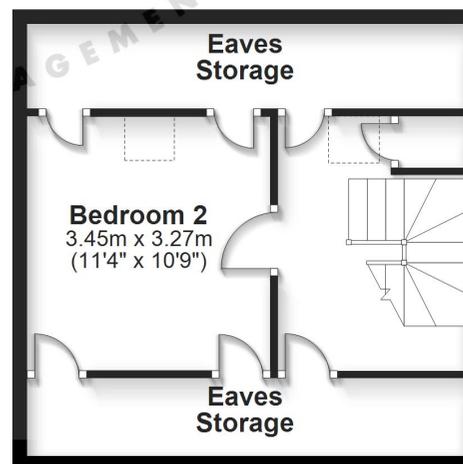
### First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



### Second Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.2 sq. feet)

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

# Willow Cottage, 2c, Water Lane, Wotton-under-Edge, Gloucestershire GL12 7LG

Willow Cottage is an attractive semi-detached home, quietly set beyond a gentle meander of Dyers Brook. Occupying a generous 0.232-acre plot, the property is fronted by a charming stone façade and a lawned garden, ideal for enjoying the peaceful waterside setting. A barn-style door opens into an entrance hall with understairs storage and a cloakroom. The kitchen is well equipped with quality cabinets, wooden worktops and integrated appliances. Prime white oak wooden flooring flows throughout, opening to the vaulted dining area. Added in 2014, this space is perfect when entertaining, with access to the side terrace – perfect for al-fresco dining. A striking triangular window allows natural lighting to flood the space, with a picturesque foliage frame. Adjoining is a cosy lounge, perfect for relaxed evenings. The first floor offers two double bedrooms and a contemporary bathroom. The principal bedroom enjoys the exclusive use of an en-suite bathroom featuring a rainfall shower overhead, while the second contains built-in storage. A further staircase leads to a third double bedroom, currently used as an art studio with Velux windows and handy eaves storage. Outside, on the side terrace, there is an additional outdoor office. Extending from the rear of a property is a beautiful expansive lawn, featuring a pond and a sitting area, before heading to the wildlife garden, planted with native trees. Encapsulating views of Cotswold hills complete the setting, alongside the benefit of generous parking and an EV charging point. Willow Cottage is a home that combines privacy, modern benefits and a sought-after location close to the heart of Wotton-under-Edge.

## Situation

Wotton-under-Edge, known as the “Gateway to the Cotswolds,” is a historic Saxon market town set on the Cotswold Escarpment within an Area of Outstanding Natural Beauty. Ranked the happiest place to live in Gloucestershire in 2025, it features a traditional High Street lined with stone buildings, independent shops, cafés, a Tesco Express, a Co operative mini supermarket, The Falcon Steakhouse, and three pubs. The town also includes the 13th century Ram Inn (now closed) and one of the UK’s oldest independent cinemas, operating since 1911. Junction 14 of the M5 is just 5.1 miles away, providing easy access to Bristol, Gloucester, and Cheltenham, while Tetbury—home to the King’s residence—lies 10.1 miles to the east. Rail links are available from Cam and Dursley Station, around 7 miles away, with Charfield Station expected to reopen in Spring 2027. Local primary schools include The Great British School and Bluecoat Primary, with further options in nearby villages. Katharine Lady Berkeley’s Secondary School sits between Kingswood and Wotton-under-Edge and is within walking distance. The town is a popular stop along the Cotswold Way and offers additional leisure facilities such as a golf club and a refurbished seasonal open air swimming pool.

## Property Highlights, Accommodation & Services

- Semi-Detached Home With A Beautiful Waterside Setting
- Generous 0.232-Acre Plot With Expansive Lawns, Beautiful Hilltop Views And Wildlife Garden, Planted With Native Trees, At The Very Rear
- Sociable Kitchen and Vaulted Dining Room With A Striking Window and Side Access
- Accommodation Over Three Floors
- Principal Bedroom With En-Suite Facilities
- Sought After Location Close To Local High Street Amenities
- Side Access To The Property And An Excellent Outdoor Office
- Gas Central Heating, Solid Wood Double Glazing (2008), Off-Street Parking and EV Charging Point
- Within Catchment Area and Walking Distance to The British School, Bluecoat Primary School and Katharine Lady Berkeley Secondary School
- Stroud District Council Tax Band C

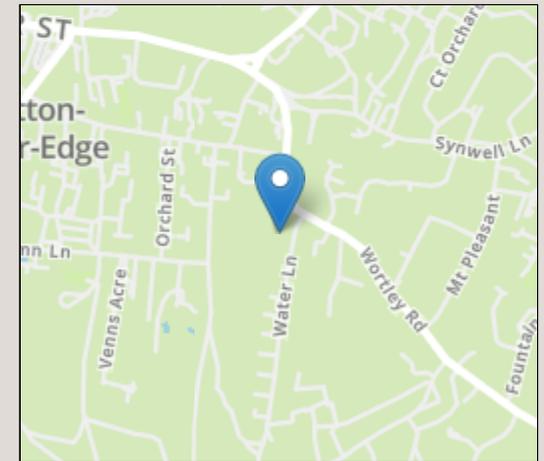
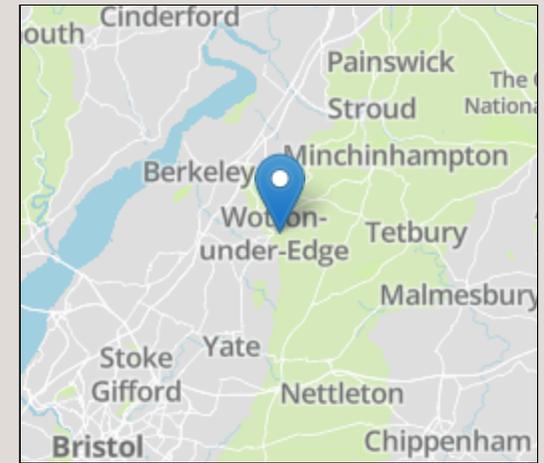
## Directions

From the War Memorial at the bottom of Old Town, drop down into Cotswold Way, then immediately right into School Road, which becomes Dyers Brook as you pass the bottom of Ludgate Hill. Take the next right into Water Lane, and Willow Cottage is the first property on your right-hand side, set back from the road.

**Local Authority & Council Tax** - Stroud District Council - Tax Band C

**Tenure** - Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC





