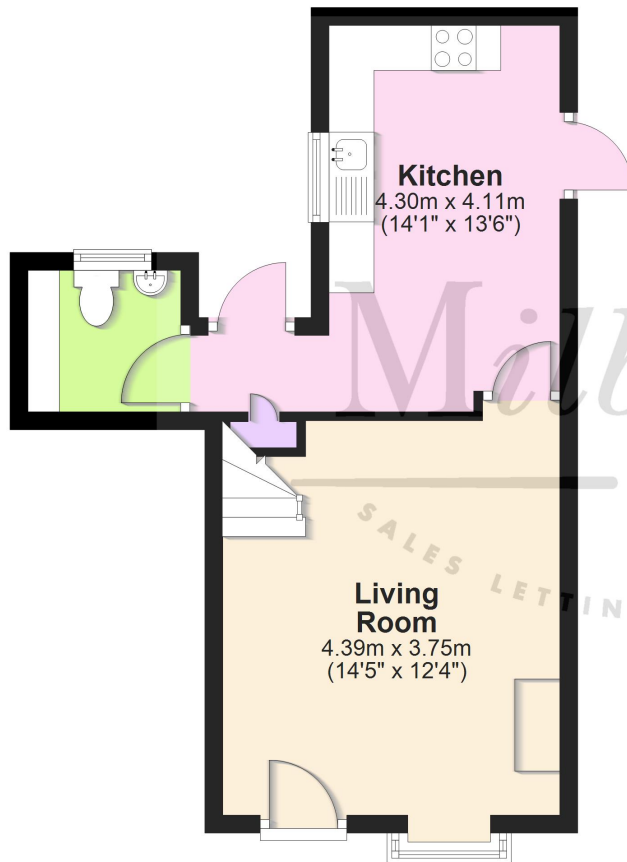




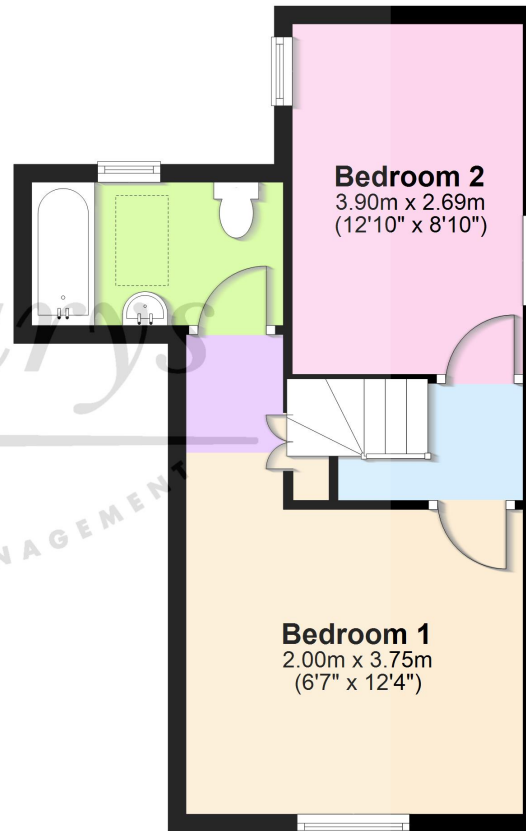
## Ground Floor

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



## First Floor

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



Total area: approx. 65.9 sq. metres (709.5 sq. feet)

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





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

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'll 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 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're looking for a full-time residence, a charming retreat, or a character-filled investment, this delightful home is sure to capture your heart.

## Situation

Situated on the Cotswold Way, this charming character Market Town has an eclectic mix of local shops and businesses on its vibrant High Street. Golf courses, beautiful surrounding countryside plus access to Tetbury (approx 10.1 miles), Cirencester, Bristol and the M5 (Junction 14 is approx 5.1 miles) make it an ideal location for families, commuters and outdoor enthusiasts. The nearby Katharine Lady Berkeley's Secondary School (approx 0.7 miles) is an important element in the town, plus there are two Primary schools. It even has its own cinema!

## 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 • Stroud District Council - Band C

## Directions

On entering Wotton-under-Edge on New Road/Haw Street and from the direction of Charfield, 10 Haw Street is on the right hand side a short distance before the Royal Oak Public House.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)



