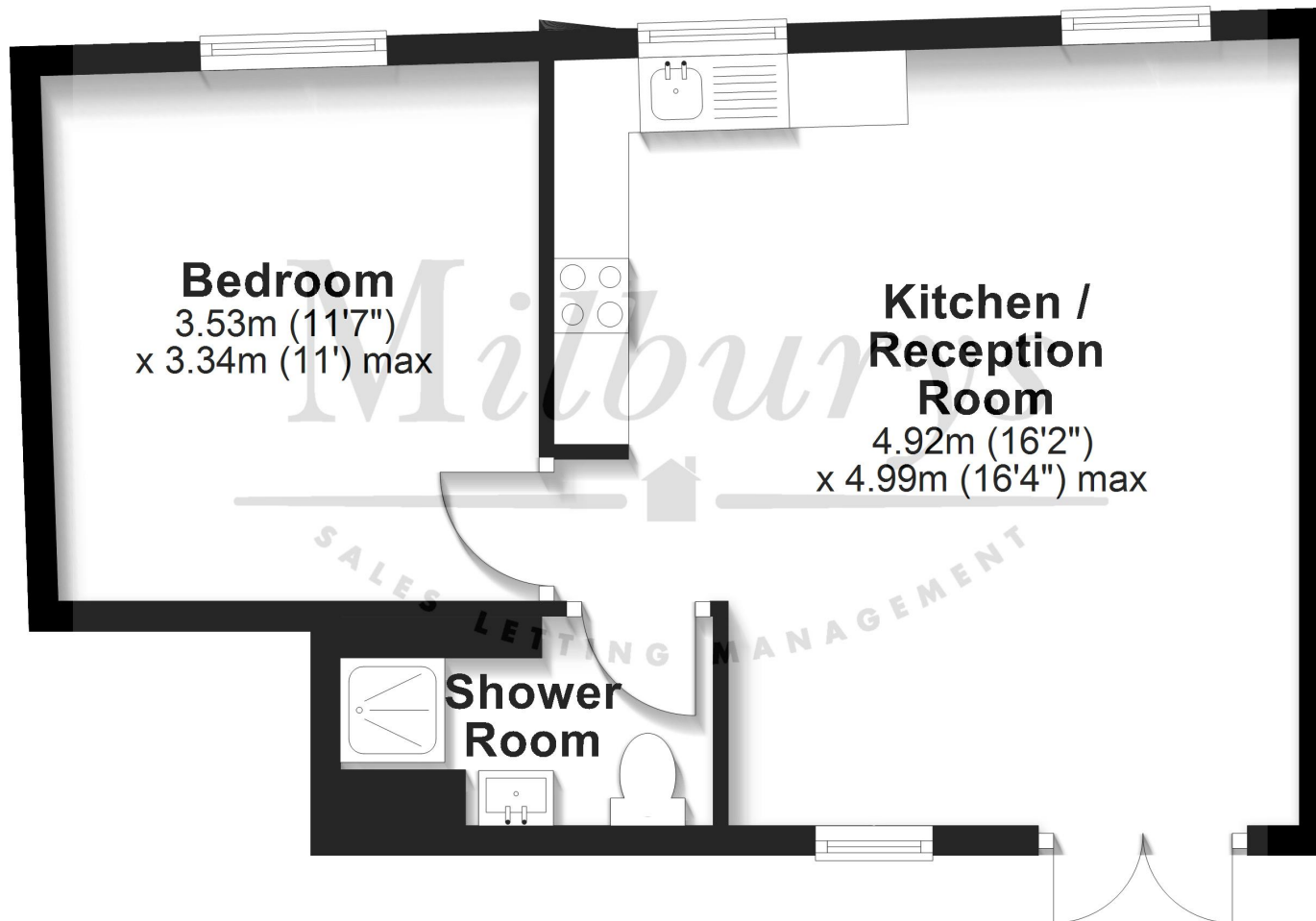




Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 40.2 sq. metres (432.5 sq. feet)

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

Flat 3, 11 Long Street, Wotton-under-Edge, Gloucestershire GL12 7ES

A fantastic contemporary ground-floor apartment with parking offered with NO ONWARD CHAIN! Hidden moments from Wotton's historic High Street, this home presents a great and versatile opportunity for an array of uses, including, but not limited to, an Airbnb, 'bolt hole', first-time home or investment purchase. A pedestrian pathway leads you through a gate into the shared courtyard, where the property is entered through UPVC French doors. The bright, light and airy living accommodation offers a perfectly open-plan entertaining space. A modern kitchen is equipped with ample space for cooking your favourite recipes with family and friends. The shower room is a good size, with a single shower, sink, WC and white vanity unit. The double-bedroom is well-appointed and bathed in natural lighting from the front-facing window. What a find in a secret, central location in a charming market town popular with all types of buyers! Could this be yours?

Situation

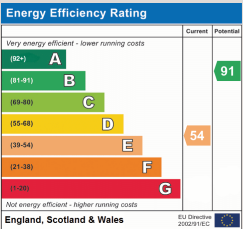
Known as the "Gateway to the Cotswolds," Wotton-under-Edge is a historic market town dating back to Saxon times, situated on the edge of the Cotswold Escarpment. Lying within the Area of Outstanding Natural Beauty, Wotton-under-Edge was ranked as the happiest place to live in Gloucestershire by a survey 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

- No Onward Chain - All Ready to Move Into! • what3words: volunteered.bikes.interview
- Perfect First-Time Buy, Investment Opportunity, 'Bolt Hole' or Airbnb • Great Proximity To Wotton-under-Edge High Street
- One Double Bedroom • Generous, Open-Plan Reception Room • Modern Kitchen Area • Allocated Parking Space
- Freshly Redecorated • Stroud District Council - Band A

Directions

Entering Wotton via the B4058, proceed down Haw Street, which becomes Bear Street. Follow the road to the end, turn right onto Old Town. Follow the road and take the third turning right (just after Renishaw), before the War Memorial. Follow the road left to the parking area where the flat will be in front of you.



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