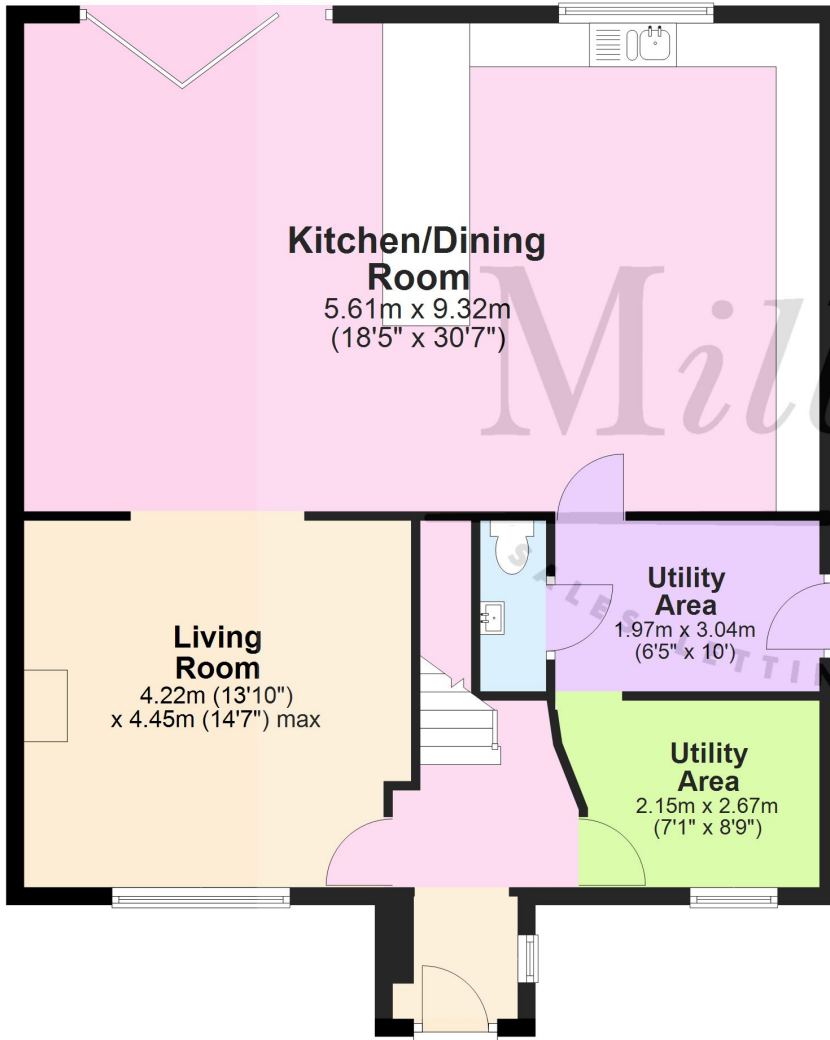






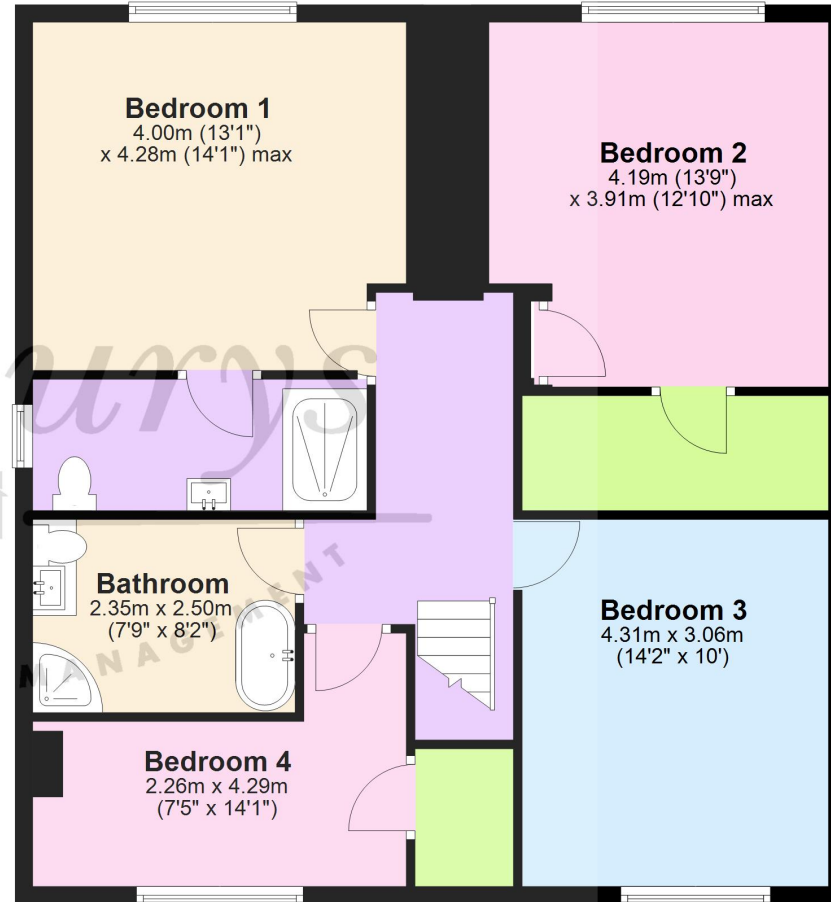
## Ground Floor

Approx. 94.2 sq. metres (1014.1 sq. feet)



## First Floor

Approx. 86.8 sq. metres (934.4 sq. feet)



Total area: approx. 181.0 sq. metres (1948.5 sq. feet)

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

# 2 Vineyard Lane, Wotton-under-Edge, Kingswood, South Gloucestershire GL12 8SB

Nestled within a picturesque and popular location of the Cotswold village of Kingswood, you will find this rarely available four-bedroom home. The current owners have done an incredible job of making this home bespoke for modern comforts and family living. Upon approach, past barn-style gates, a generous driveway greets you. Walking into the home, a light and airy hallway leads you to a sitting room of good proportions to the left, with a working wood burner to take the chill from the colder evenings. The rear houses a strategically extended open-plan kitchen/diner. Stylish in its design and beautiful in its finish, this is truly the perfect space to enjoy entertaining, complete with bi-folding doors into the extensive rear garden, heaps of built-in storage and integrated appliances. On the right-hand side of the property, there are two further rooms that provide opportunities for a utility room with a WC and side access from the property and an office/workspace. The first floor comprises four double bedrooms and the family bathroom finished to modern and stylish standards with a separate bath and shower enclosure. The principal bedroom is light and airy with views out to the greenery and is enhanced by an updated and fashionable en-suite shower room. The rear garden is truly the beauty of this home, where you can enjoy a sense of tranquillity and serenity from the sounds of the nearby river while sitting on the patio seating area, covered by a pergola. Adventuring to the end of the garden, you can find a versatile garden house, perfect for an office due to the benefits of power and lighting. This home is special and one-of-a-kind in its design that can truly be enjoyed in person.

## Situation

The village of Kingswood is located approximately 1.2 miles South-West of the market town Wotton-under-Edge. It allows ideal access to the Cotswolds plus has the benefit of commuting to Bristol via the M5 Junction 14 which is approximately 4.4 miles away. The village has a lovely Conservation High Street which leads to Kingswood Primary School via the historic stone (former) Abbey gateway. Kingswood is in the catchment for the very popular Katharine Lady Berkeley secondary school (<http://www.klbschool.org.uk>)- approximately 0.3 miles, very much within walking distance! In the centre of the village there is the SPAR local store and the Village Inn Public House. Also, the village has its own park and playing fields.

## Property Highlights, Accommodation & Services

- Modern & Extended Family Home
- Four Double Bedroom And Family Bathroom With a Seperate Bath and Shower Cubicle
- French Doors From The Kitchen/Dining Room To The Rear Garden
- Handy Utility Room And Downstairs Cloakroom
- Working Log Burner
- Impressive Garden With Summer House
- Secluded And Tucked Away Behind Gates, Close To Wotton-under-Edge Town Centre And Countryside Walks
- Parking for 3 Cars
- Handy Side Access To The Property
- Stroud District Council - Band C

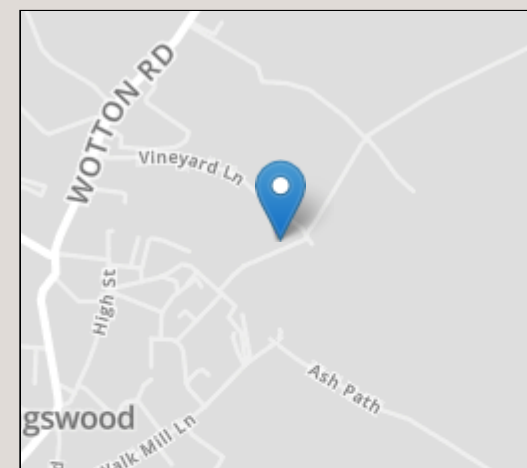
## Directions

On entering the village of Kingswood on the Wotton Road, Vineyard lane is on the left hand side as the Road narrows and before the Village Tennis Courts. Follow the lane along eventually bearing right, the house will be at the end of this lane, on the right hand side.

**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)









# Milburys



SALES LETTING MANAGEMENT

