

Milburys

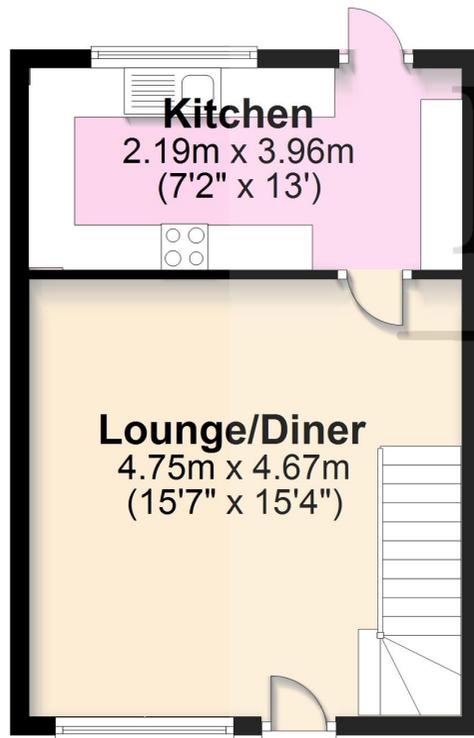
SALES LETTING MANAGEMENT



18 'Yenton Cottage', High Street, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RS £265,000

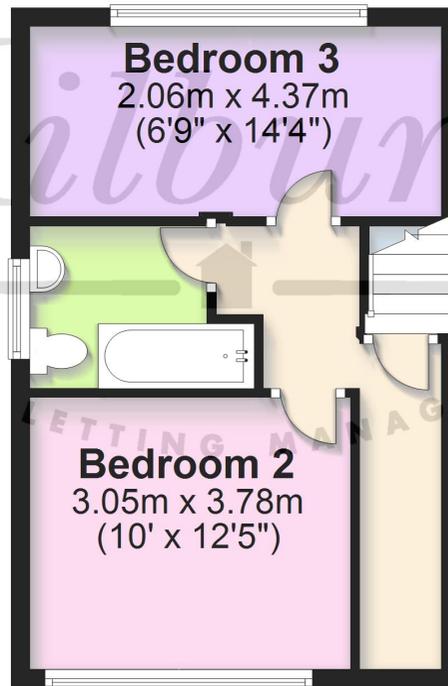
Ground Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



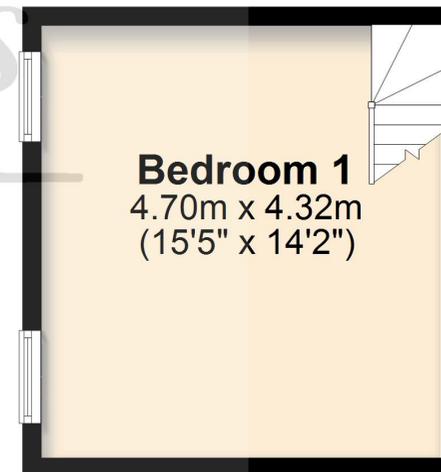
First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.8 sq. feet)



Total area: approx. 84.6 sq. metres (910.9 sq. feet)

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

18 'Yenton Cottage', High Street, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RS

A charming three-bedroom semi-detached cottage arranged over three floors, ideally positioned on the picturesque High Street in the sought-after village of Kingswood. The property enjoys a delightful outlook towards St Mary's Church, with the historic Abbey Gate ruins close by, adding to the area's unique character and charm. Whilst this attractive home requires some modernisation, it will appeal to buyers who are seeking village life combined with a characterful property, set within an area renowned for its excellent school catchments and beautiful surrounding countryside. Upon entering, you are welcomed into a warm and inviting lounge, rich in character and featuring exposed beams and a feature fireplace, creating a cosy and homely atmosphere. Leading through, the cottage offers a charming kitchen with ample worktop space and a rear door opening directly onto the garden, allowing plenty of natural light to flow through. The first floor comprises two light and airy bedrooms, one of which benefits from built-in storage. Also on this level is a spacious family bathroom, fitted with a shower over the bath. The second floor reveals an impressive principal bedroom, full of character and enjoying lovely views, making it a peaceful and private retreat. Externally, the property features a quaint courtyard garden with a shed, providing a pleasant space to enjoy a morning coffee or relax on a warm summer's day.

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. Plus Kingswood is in the catchment for the very popular nearby Katharine Lady Berkeley secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and the Village Inn Public House. Also the village has its own park and playing fields.

Property Highlights, Accommodation & Services

- No Onward Chain - Fantastic Opportunity!
- Three Bedroom Semi Detached Country Cottage
- Cosy Living Room With Feature Fireplace
- Set Over Three Floors with Lovely Features and Much Charm
- Principal Bedroom With Vaulted Ceiling
- Situated In The Picturesque Village Of Kingwood - Near Wotton-under-Edge
- Courtyard Garden to the Rear
- In Need Of Some Updating And Modernisation
- Gas Central Heating And Mains Drainage
- Stroud District Council - Band C

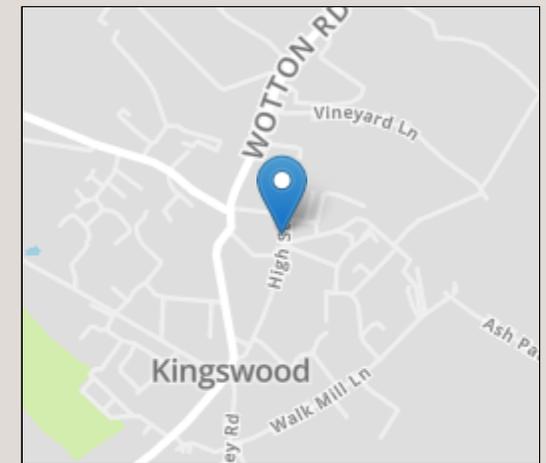
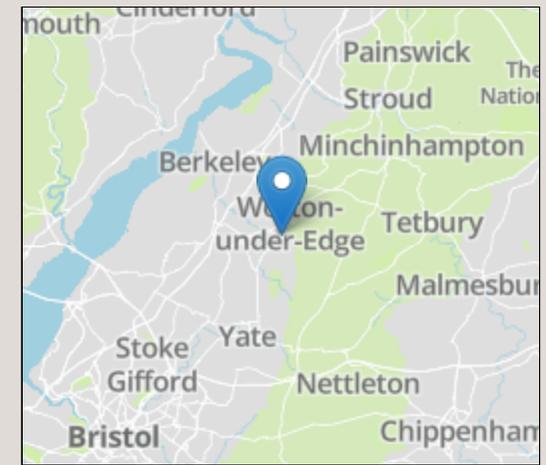
Directions

Heading from Wotton-under-Edge into Kingswood on the Wotton Road, turn left onto Abbey Street following the one way system till you reach the Abbey Gates on your left. Turn right onto the High Street and No.18 will be on your right hand side.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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





