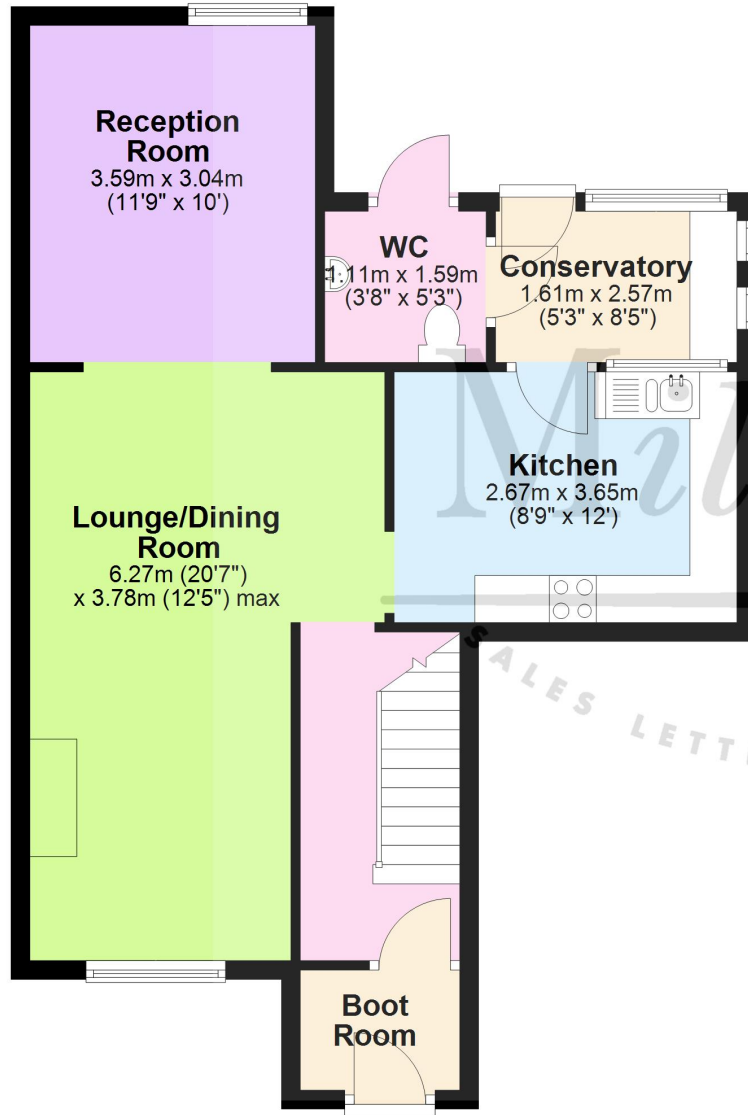




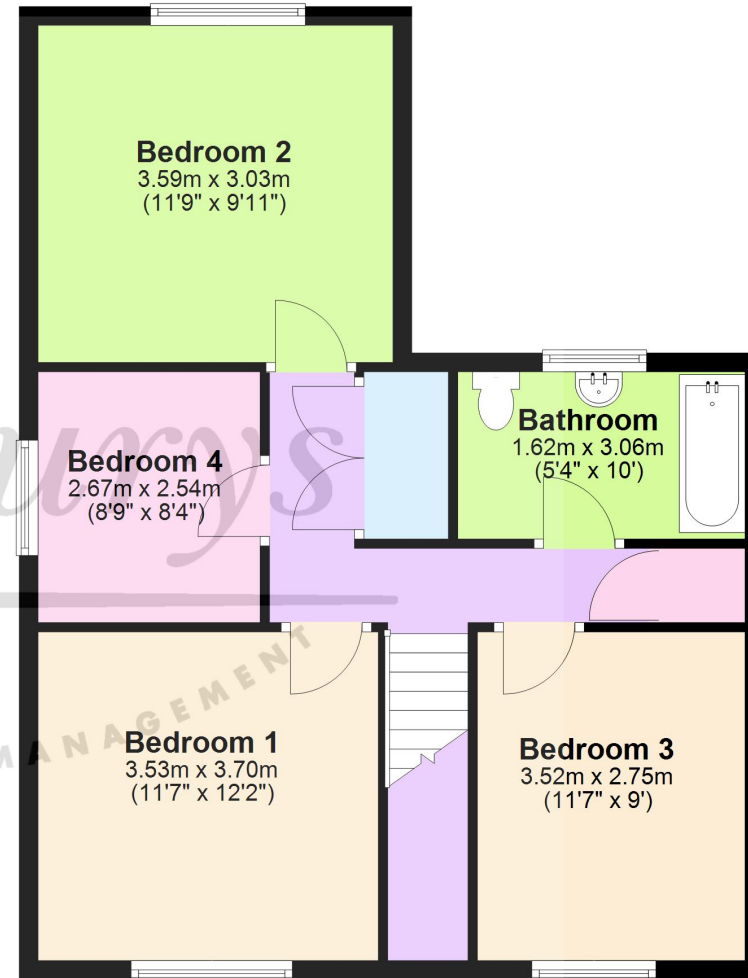
## Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 115.6 sq. metres (1244.5 sq. feet)

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



# 32 Walk Mill Lane, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RZ

This delightful four-bedroom semi-detached home offers spacious accommodation for family living and presents a great opportunity whether you are upsizing or purchasing your first home! Nearby countryside walks invite you for sunny afternoons, while the property is conveniently located a stone's throw from The Village Inn, local Spar shop, Kingswood Primary School and the prestigious Katharine Lady Berkeley's Secondary School. The home is entered through a practical boot room, where an entrance hallway leads to the lounge/diner. The front of the room is currently dressed for a cosy living space, enhanced by the working woodburner taking the chill from winter evenings. A second reception room adjoins, offering a flexible space to become a study, playroom, space for formal dining occasions or simply an expansion of the generous lounge/diner. A well-appointed kitchen is found to the right, and the cabinets are fitted with a delightful modern appearance, while the window invites natural lighting from the connecting conservatory into the space. Fitted with a breakfast bar, the conservatory allows you to enjoy a summer's morning overlooking the rear garden. Additionally, there is a generously sized WC with an external door to the rear garden, but it could be upgraded to make a great utility space! The first floor accommodates 3 double bedrooms and a generous single. The bathroom offers a modern feel, with a bathtub and rainfall shower above. The landing benefits from two generous storage cupboards. To the rear, a sizable afternoon suntrap retreat presents itself, comprising a delightful patio area – perfect when entertaining or enjoying the summer's rays –, lawn bordered by mature trees and shrubs. At the very rear, passing a partition in the garden offering privacy, there is space to create a vegetable patch. The front offers a single garage and ample off-street parking set back from the road. Offered with no onward chain in a sought after location. Please call the Wotton Office to book your viewing today.

## 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

- Four Bedroom Semi-Detached Family Home- Three Double, One Generous Single
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- No Onward Chain
- Cosy Living Room with a Working Woodburner
- Smart Kitchen With Adjoining Conservatory
- Good Sized Family Bathroom
- Ground Floor WC With Rear Access to Garden
- Sizeable Rear Garden With Patio Seating Area
- Stroud District Council - Band C
- Single Garage & Driveway Parking

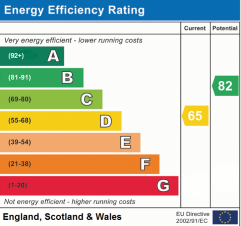
## Directions

Approaching the village of Kingswood from Wotton-under-Edge via New road, take the first left and follow the road to the end, passing Katharine Lady Berkeley's Secondary School. Proceed to follow straight onto Old Rectory Road which becomes Wickwar Road. Take the second right, just after The Village Inn onto Hillesley Road and then the first left to Walk Mill Lane. Number 49 is located mid way along on the left 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



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