



Milburys
SALES LETTING MANAGEMENT

22 Hillesley Road, Kingswood, Gloucestershire, GL12 8RU

£330,000

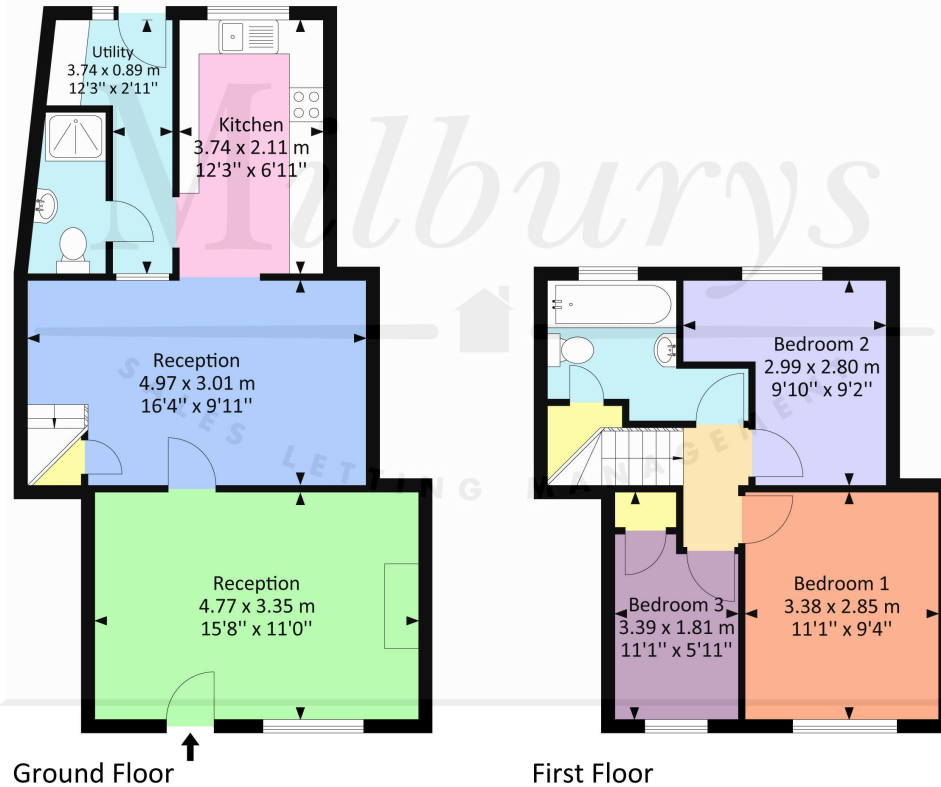
22 Hillesley Road, Kingswood, Wotton-Under-Edge, GL128RU

Internal Area (Approx)

78.20 Sq.M / 841.50 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



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This former Weavers Cottage has a rich history, believed to date back to the late 19th Century settled within the village of Kingswood and offered for sale with no onward chain. To the front a small courtyard garden, enclosed by a brick wall, is accessed via a few steps and leads you into the three-bedroom property. The lounge offers a welcoming atmosphere with the characterful wood burner with natural lighting gathering from a double-glazed window. Stone flooring leads into the well-proportioned dining area. The property has been extended twice under the current ownership incorporating a galley kitchen with ample storage cupboards, with shelves built into a former window and offers a pleasant outlook onto the rear garden whilst washing the dishes. To the left, you encounter a downstairs wet room and utility space housing the gas boiler. The first floor comprises one double bedroom and two single with one room boasting built-in storage. The family bathroom offers a bath with an overhead electric shower, perfect for enjoying a relaxing soak after the events of the day! A mature cottage garden occupies the rear mainly comprising of lawn, perfect for children to play. A patio seating area is situated towards the front of the garden is the perfect place to enjoy a morning brew with an interesting read. Accompanying the property a driveway provides off-street parking. The property is positioned within walking distance of the local shop, a community-owned public house, a good primary school and the reputable Katharine Lady Berkeley's Secondary School. In summary, this quirky, unique and individual cottage awaits a new owner to provide a personal touch to a treasured family home.

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

- Three Bedroom Terraced Cottage • Former Weavers Cottage
- Village Amenities All Within Easy Walking Distance Along With Country Walks
- Within Catchment Area of Katharine Lady Berkeley's Secondary School and Local Primary Schools • Deceptively Large Rear Garden
- Off Street Driveway Parking • Galley Kitchen With An Aspect Across the Rear Garden • Downstairs Wetroom
- Gas Central Heating And Double Glazing • Stroud District Council - Band C

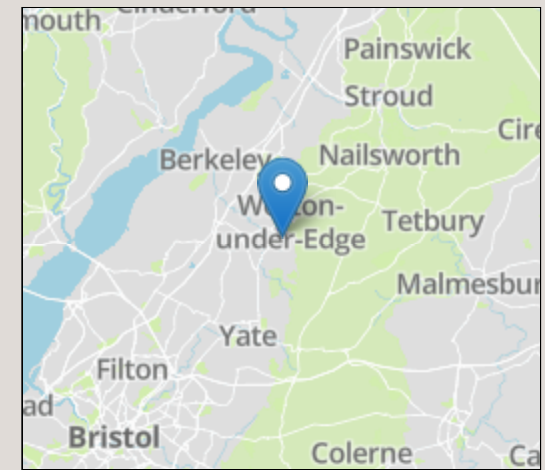
Directions

Entering the village of Kingswood from the direction of Wotton-under-Edge, follow Wotton Road until you reach the Village Inn and turn left. Follow Hillesley Road, number 22 can be found just before Walk Mill Lane on your left.

Local Authority & Council Tax - Stroud - Tax Band C

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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