



Milburys  
SALES LETTING MANAGEMENT



17 Tyndale View, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RY

£675,000

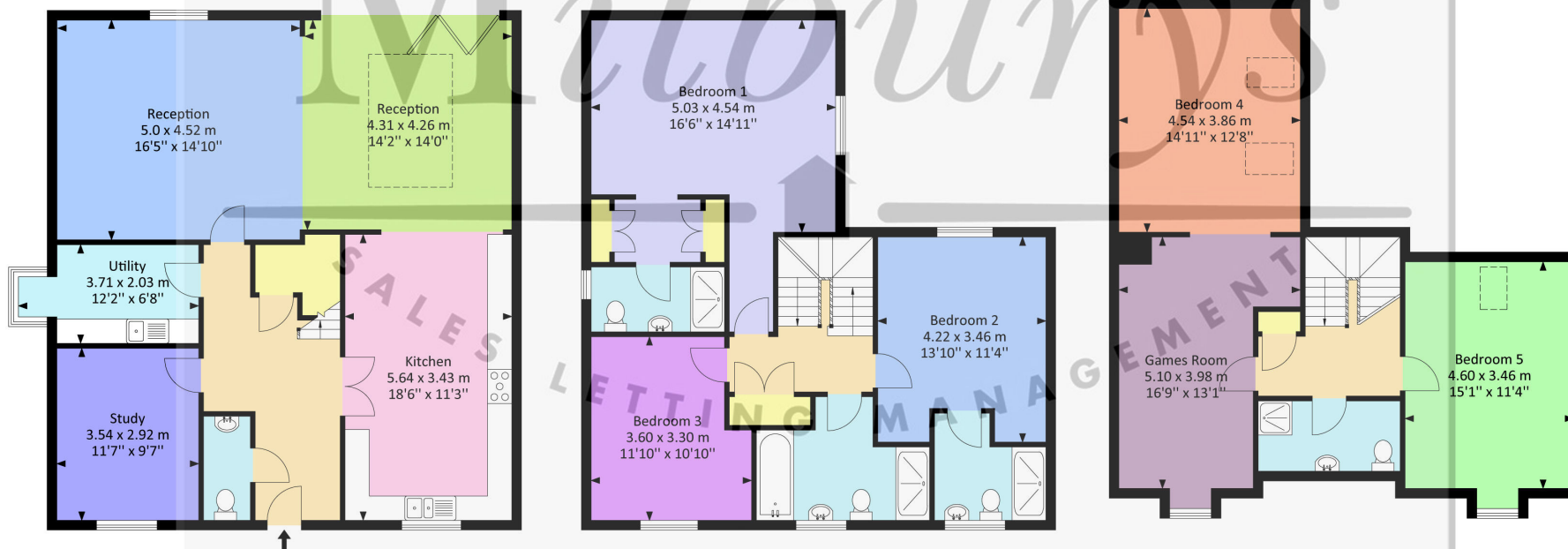
17 Tyndale View, Kingswood, Wotton-Under-Edge, GL128RY

Internal Area (Approx)

235.80 Sq.M / 2538.30 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor

First Floor

Second Floor

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This immaculately presented extended five-bedroom detached townhouse has been well loved for the past ten years by the current owner, incorporating true modern living without the compromise of space. Entering into the accommodation a spacious central hallway complimented with beautiful oak wooden flooring. To the right a tastefully designed kitchen- enhanced with granite worksurfaces, integrated appliances and an island seating four. A culinary enthusiast dream! Whether formal dining occasions or casual family meals, the open plan dining area provides an ample space to entertain come rain or shine. Beautiful bi-fold doors and a vaulted ceiling enables plenty of natural light into the space. The lounge flows from the dining area giving the perfect open plan design for family living. Back through the hallway you will find the utility room with ample storage, an office and a modern cloakroom with a glossy vanity unit. The first floor comprises of three double bedrooms, all of notable size. One boasts views of Wotton Hill, another with an en-suite shower room. The modern family bathroom is situated in between and a storage cupboard housing the water tank. The principle bedroom is of a generous size and complimented with a delightful dressing area with built in double wardrobes either side leading onto the en-suite shower room. Upstairs, a further two double bedrooms both of considerable size. One currently occupies as a gym and film room, the perfect place to relax and unwind whether boxing gloves or box office films! A generous sized rear garden is mainly laid to lawn with a raised patio area to enjoy wonderful summer barbeques. Complete with off-street parking, a garage with power and light and a short stroll from a local playing area within the quiet cul-de-sac to keep the young ones entertained. This property is truly an apple to the eye and move in ready, come and view!

## 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 St which leads to the local primary school via the stone (former) Abbey gateway, plus it has the popular Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and public house.

## Property Highlights, Accommodation & Services

- Beautifully Spacious Five-Bedroom Detached Townhouse
- Open Plan Ground Floor Accommodation With Bi-fold Doors From the Dining Room
- Kitchen Complete with Island, Integrated Appliances and Granite Worksurfaces
- Principal Bedroom With Bespoke Fitted Wardrobes and En-Suite Shower Room
- Two Bathrooms, Two Cloakrooms/WC and Utility with Ample Storage
- Gym and Film Room
- Off Street Driveway Parking and Garage with Power and Light
- Close to Beautiful Countryside Walks and Views to Wotton Hill
- Within Catchment of Excellent Primary Schools and Katherine Lady Berkeley Secondary School
- Stroud District Council Tax Band F

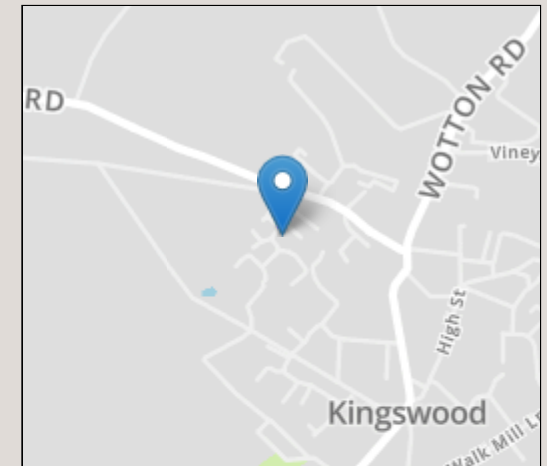
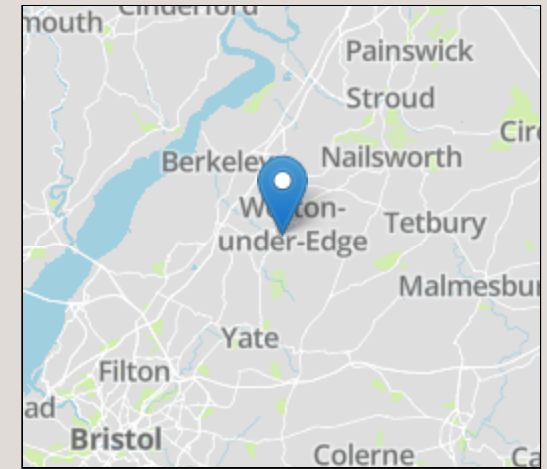
## Directions

As you drive along the main road through the village of Kingswood from the direction of Wotton Under Edge take the right hand turn immediately after you pass the village tennis courts onto Charfield Road, Tyndale is on the left hand side. Follow the road up to the end and you will find number 17.

**Local Authority & Council Tax** - Stroud District Council - Tax Band F

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



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

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