

Milburys

SALES LETTING MANAGEMENT



Nampara, Old Rectory Road, Kingswood, Gloucestershire GL12 8RE

£645,000



Nampara, Old Rectory Road, Kingswood, Wotton-Under-Edge, GL128RE

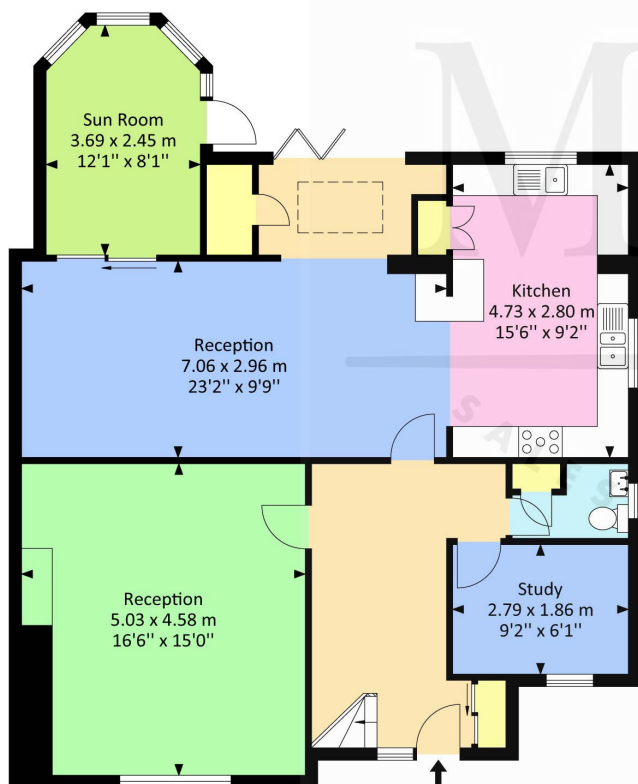
Internal Area (Approx)

166.10 Sq.M / 1787.40 Sq.Ft

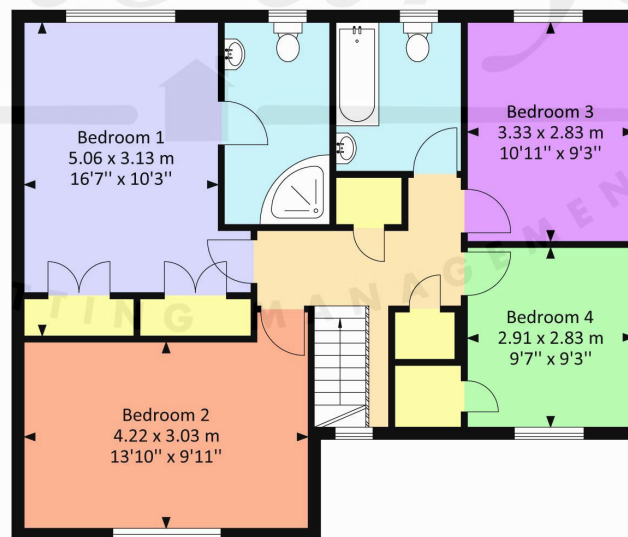
Outbuilding Area : 53.55 Sq.M / 576.40 Sq.Ft

For identification only. Not to scale.

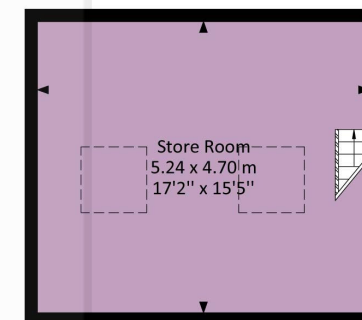
Produced by Energy Plus



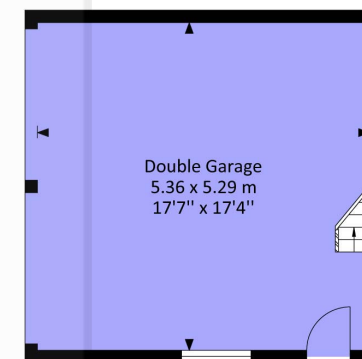
Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

# Nampara, Old Rectory Road, Kingswood, Gloucestershire GL12 8RE

'Nampara' is an exquisite and individual four-bedroom detached home that has been extended and well cared for by the current owners. Entering through double-glazed bi-folding doors you are welcomed into an open-plan kitchen diner. Accompanied by quality worksurfaces, the kitchen offers plenty of storage and work surfaces for culinary specialists to indulge in creating the family's evening meals. While formally not separated, the kitchen has been cleverly designed with two separate sinks allowing the rear to act as a utility space and many windows inviting an abundance of natural light. On the right-hand side of the room, there is a perfect separate space currently utilised as a space to enjoy playing music, but could be a perfect informal seating area. Adjoining you will encounter the sunroom. The living room is generously proportioned, notable for its high ceilings and large window. You can enjoy the benefit of the built-in bookcase, while a cosy atmosphere is created from the gas fireplace with an adoring mantle. Downstairs also features a handy WC and study connected from the beautiful entrance hallway complete with a storage cupboard by the front door for convenience. Ascending the stairs, you can enjoy the delight of 4 double bedrooms. The principal bedroom is complete with ample built-in storage and the private use of a modern en-suite shower room while the second bedroom enjoys a pleasant view of Wotton Hill. The main family bathroom is a modern design with an overhead shower. A low-maintenance rear garden is the perfect place to soak up the summer sun and entertain guests with lawn and mature trees and shrubs. The double garage benefits from a separate room above, ideal for an office perhaps. Close to all the village amenities, Nampara is within walking distance to the prestigious Katharine Lady Berkeley's Secondary School and Kingswood primary school.

## 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 very popular Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is a local store Public House and Playing Fields.

## Property Highlights, Accommodation & Services

- Four Double Bedrooms
- Open Plan Kitchen/Diner & Separate Lounge
- Handy Rear Access To The Property
- High Ceilings and Rooms of Generous Proportion
- Low Maintenance Enclosed Private Rear Garden
- Double Garage and Driveway Parking
- Gas Fire In Lounge
- Downstair WC
- Potential Annexe Opportunity Above The Garage
- Stroud District Council - Band F

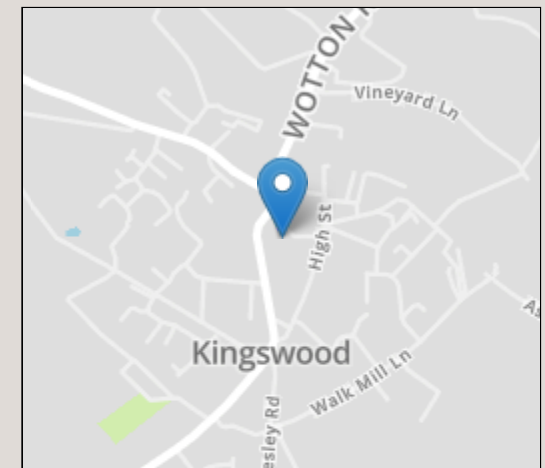
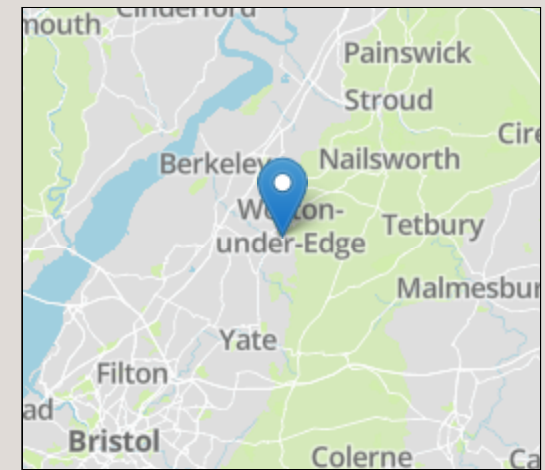
## Directions

On entering the rural village of Kingswood from the direction of Wotton-under-Edge, central to the village is Old Rectory Road, the driveway leading to the property can be found on the left.

**Local Authority & Council Tax** - Stroud - 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		83
(81-91)	B		
(69-80)	C	74	
(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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