





3 Charfield Road, Kingswood, Wotton-Under-Edge, GL128SL

Internal Area (Approx)

101.5 Sq.M / 1092.1 Sq.Ft

For identification only. Not to scale.

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### 3 Charfield Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SL

This home is not the same as it was when you laid eyes on it in 1851. Formerly, it was divided into two weavers' cottages, which were converted into a single residence in the 1960s. Welcoming you into the home is a charming, yet practical, courtyard garden. White tiles and a carefully selected shaker-style kitchen offer a great space to cook, complete with an integrated washing machine, dishwasher, fridge and freezer. Feel the warmth of the open fireplace as you unwind in the cosy lounge on a winter's evening. Light from the rear aspect floods the space through a generous sash window. The room is complete with handy understairs storage and convenient access to the rear. The first floor contains two double bedrooms, with the larger of the two boasting floor-to-ceiling built-in wardrobes – keeping the clothes neatly hidden without taking away from the floorspace. The cast iron bath allows for a relaxing soak, with a pleasant view towards the rear garden. Historically, the second winding staircase would lead you to a hard day's work weaving; now, it opens onto a further two double bedrooms, with the principal benefitting from en-suite shower facilities. Expansive, mature cottage gardens unfold to the rear, creating a tapestry of flowers, while the patio allows for a great space to entertain or take in the sun in the warmer months. For the green-thumbed amongst us, the very rear is perfect for growing vegetables, having been allotments some time ago. The home is a brisk walk to the Katharine Lady Berkeley's Secondary School, and many of the amenities this beautiful Cotswold village offers.

#### 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. Kingswood is in the catchment for the very popular Katharine Lady Berkeley secondary school (<http://www.klbschool.org.uk>)- approximately 0.3 miles, very much within walking distance! In the centre of the village there is the SPAR local store and the Village Inn Public House. Also, the village has its own park and playing fields.

#### Property Highlights, Accommodation & Services

- Accommodation Arranged Over Three Floors Totalling Approximately 1092.1Sq ft
- Charming Four Bedroom Weaver's Cottage
- Shaker Style Fitted Kitchen/Diner With An Integrated Fridge, Freezer& Dishwasher
- A Short Walk To Katharine Lady Berkeley's Secondary School, SPAR Shop, Kingswood Primary School and The Village Inn
- Cosy Lounge With Working Fireplace, Understairs Storage, And Direct Access Onto The Rear Garden
- En-Suite Shower Facilities To The Principal Bedroom
- Expansive, Mature Cottage Gardens With Two Sheds Included In Sale
- Newly Serviced Gas Combination Boiler - Jan 2026
- Stroud District Council - Band C

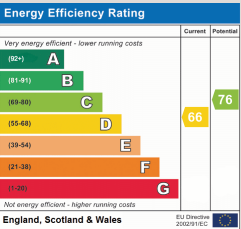
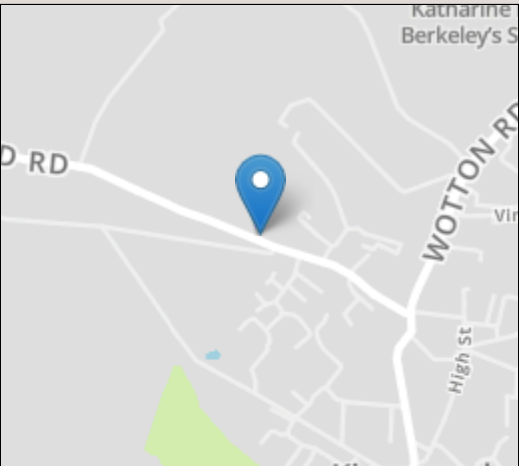
#### Directions

Charfield Road is the road connecting Charfield and the village of Kingswood. 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. This is Charfield Road - No.15 is located on the right-hand side, a short distance along.

**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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