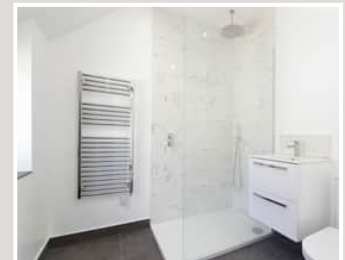


Total area: approx. 152.5 sq. metres (1641.2 sq. feet)

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



Middleyard Barn, Charfield Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SL

Wow! This stunning new barn conversion has just been completed and is now ready for occupation. Fantastic single-level character accommodation combining 'all mod-cons' with vaulted beamed ceilings and exposed stonework - a great mix of contemporary styling within the original walls. The entrance hall is at the mid-point of the barn, with the living accommodation to the left and bedrooms to the right. A very impressive open-plan living room starts off from the left hand side, dual-aspect with lots of glass to let the light flood in, a wood burning stove in the corner and a wide opening to the dining area. This connects through to a stunning fitted kitchen/breakfast room which comes with quartz counters, a central island, integrated dishwasher, range cooker and fridge/freezer. Off the hallway is a cloakroom and a laundry cupboard plumbed for a washing machine. Luxury wood effect flooring flows right through all living space and all along the rear corridor that connects to the carpeted bedrooms. There are four bedrooms - the principal bedroom has a built-in double wardrobe and a smart contemporary en-suite shower room. The family bathroom has a free-standing bath and a separate shower enclosure. Creature comforts include underfloor heating and double-glazing throughout- not forgetting the wood-burning stove all ready to curl up in front of. Outside space includes a south-facing walled front garden and circular patio, plus off-street parking, garden storage and a generous area of lawn. All just a short stroll from the village primary school, Katharine Lady Berkeley's secondary school, the village shop and pub - come and view! In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by an employee of Milburys.

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 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 within the catchment for the very popular nearby Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and The Village Inn Public House. The village has its own park and playing fields.

Property Highlights, Accommodation & Services

- Stunning New Barn Conversion
- Village Setting Convenient For The M5 J14
- Katharine Lady Berkeley's Secondary School & Village Primary School
- Vaulted Living Space With Wood-Burning Stove
- Dining Area With Exposed Stonework
- Beautiful Fitted Kitchen/Breakfast Room With Island And Appliances
- Four Bedrooms, En-Suite Shower Room, Family Bathroom
- Luxury Wood Effect Flooring and Carpets
- Underfloor Air-Source Heating, Double-Glazing
- Lawned Garden, Off Street Parking & EV Ready

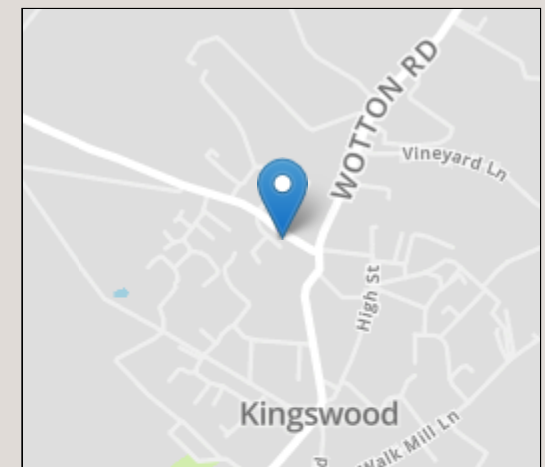
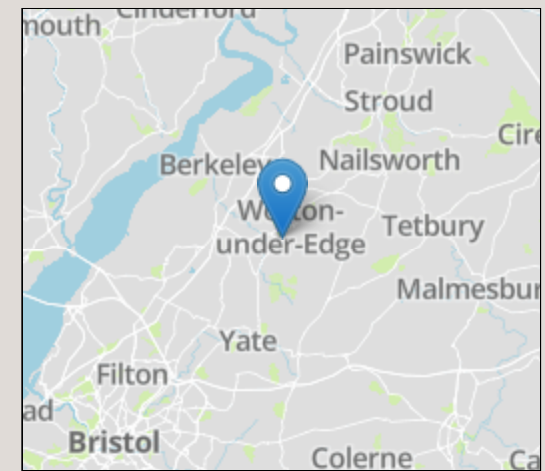
Directions

Approaching Kingswood in an easterly direction from the roundabout by 'Renishaw', pass the turning into Tyndale View on your right hand side before looking out for the entrance to Middleyard Barn just after on the same side, just as the road narrows. Turn into this shared driveway and bear left. Middleyard Barn backs onto the road you have just left.

Local Authority & Council Tax - Stroud - Tax

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		92
(81-91)	B		
(69-80)	C	71	
(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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