

Milburys

SALES LETTING MANAGEMENT



20 High Street, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RS

£275,000



Total area: approx. 128.8 sq. metres (1386.2 sq. feet)

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



# 20 High Street, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RS

Unlock the potential of this Grade II Listed village home, tucked away in a pretty location just up the 'High Street' from the ancient Abbey Gateway and directly opposite St. Mary's Church. Take a good look at the floorplan to see all the space on offer - imagine what you could do to the place with some elbow grease and personal investment! It has lots of character and many period features, combined with more modern practical touches. French doors lead out to a west-facing cottage garden - perfect for afternoon sun (weather permitting) and there is a pedestrian gate to the side. There are two separate reception rooms astride the central hallway - each with fireplaces, plus a study space, the kitchen/breakfast room, a useful utility room and a cloakroom as well. Moving upstairs you will discover three double bedrooms, a small cot room and a shower room. A great opportunity to acquire a lovely village home and make your own mark. No onward chain. (NB. There is no parking with the property).

## 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

- Grade II Listed Character Cottage with Lovely Position on Conservation High Street
- Three Double Bedrooms, Cot Room, Separate Receptions, Utility, Kitchen/Breakfast Room, Cloakroom
- Great Opportunity to Update and Put Own Mark On • Easy Strolling Distance from Primary School, Local Shop and Public House
- Spacious Accommodation Set Over Two Floors • Plenty of Original Features • Pleasant Outlook Over the Church
- Vacant Property with No Onward Chain • Cottage Garden, Side Pedestrian Gate • Council Tax Band D - Stroud District Council

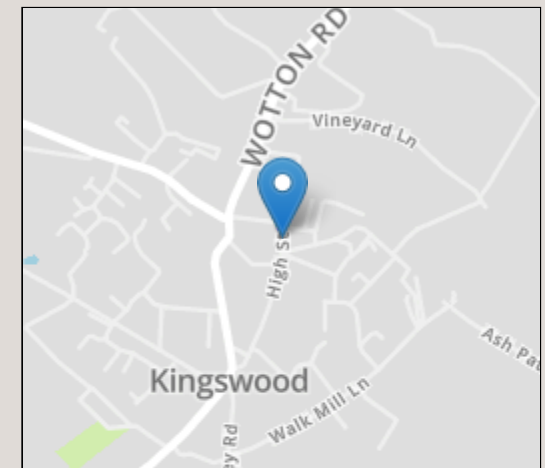
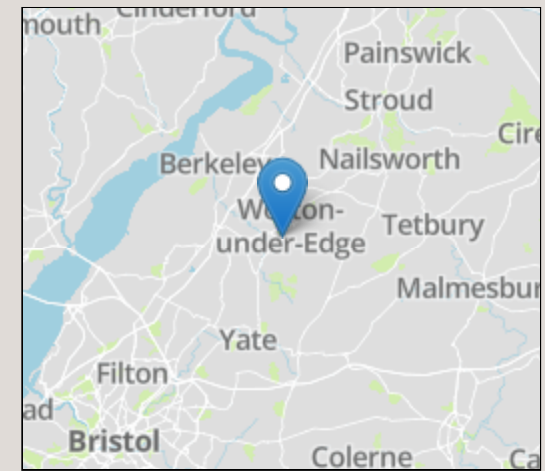
## Directions

Heading from Wotton-under-Edge into Kingswood on the Wotton Road, turn left onto Abbey Street following the one way system till you reach the Abbey Gates on your left. Turn right onto the High Street and No.20 will be on your right, opposite the church.

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

**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			
(92-100)	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 Directorates	83

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