



6 Vineyard Lane, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SB

£265,000

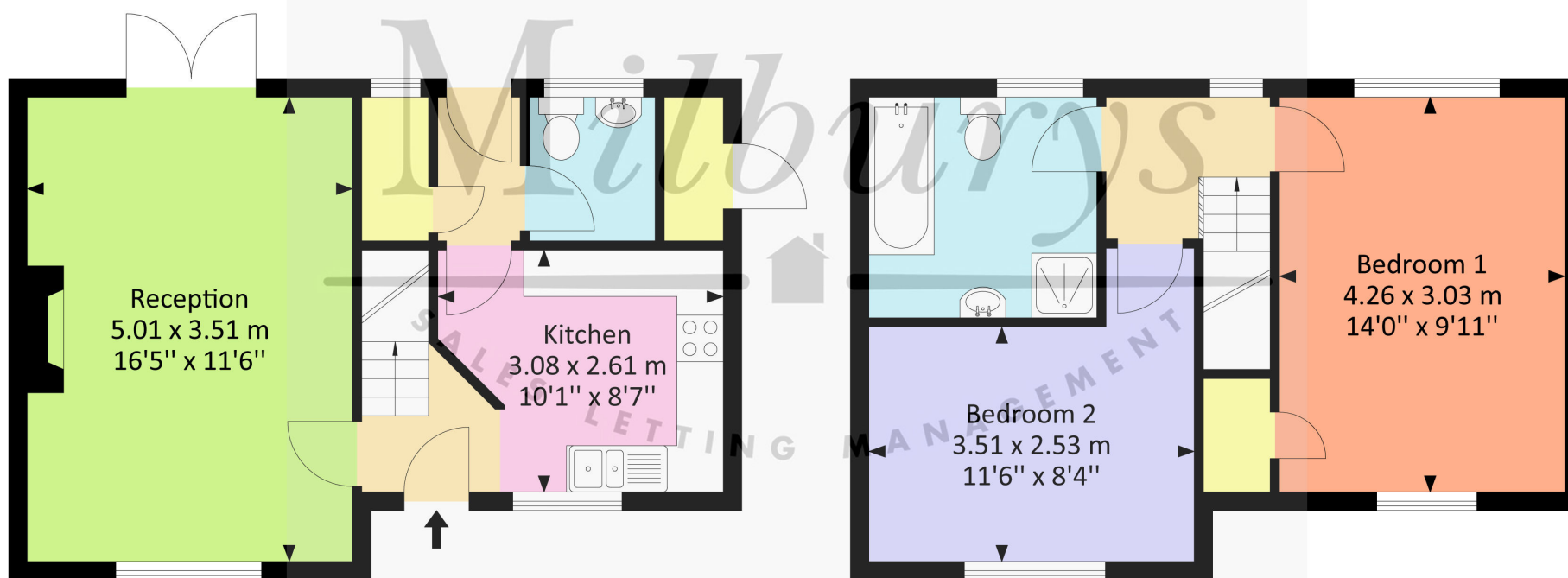
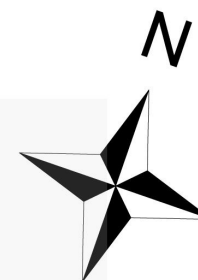
6 Vineyard Lane, Kingswood,  
Wotton-Under-Edge, GL128SB

Internal Area (Approx)

69.30 Sq.M / 746.20 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor

First Floor

# 6 Vineyard Lane, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SB

We are delighted to offer this wonderful two bed semi detached property. Incredibly well positioned- the house offers open rural views in a beautiful countryside setting, yet is just a few minutes walk to the heart of Kingswood Village, a fantastic primary school, KLB secondary school and the amenities the village has to offer. Approaching the property via a no through country lane, you will find the property set back from the road. Step through the front door, the living room is immediately to your left, dual aspect with patio doors to the rear garden, a feature fireplace and of a generous size. On the other side of the ground floor, the kitchen offers a fantastic rural outlook over fields, from here it leads through to a downstairs WC, a useful storage cupboard plus there is access to the garden. Head upstairs and you will find two double bedrooms, both with beautiful outlooks and a built in storage cupboard to the principal bedroom. Completing the upstairs is the family bathroom with bath and separate shower cubicle. The real 'wow factor', is the incredible garden that stretches away from the rear, backing onto open fields. An absolute gardeners delight offering ample space for an allotment, flower beds, plus there is a mature plum tree positioned at the end of the garden. Further benefits include side access and ample driveway parking to the front. A rare opportunity to become the new owners of this delightful property- in need of modernisation with the potential to extend (subject to planning consent) but a property in a superb location with a super garden! We look forward to showing you around- book your appointment with us today.

## 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

- Superb Location With Country Walks And High Street Amenities Minutes Away
- Two bedroom semi-detached property
- Downstair WC
- Extensive Rear Garden Laid To Lawn
- Generous Living Room With Patio Doors To The Garden
- In Need Of Updating And Modernisation
- Family Bathroom
- Ample Driveway Parking
- No Onward Chain - Fantastic Opportunity!
- Stroud District Council - Band C

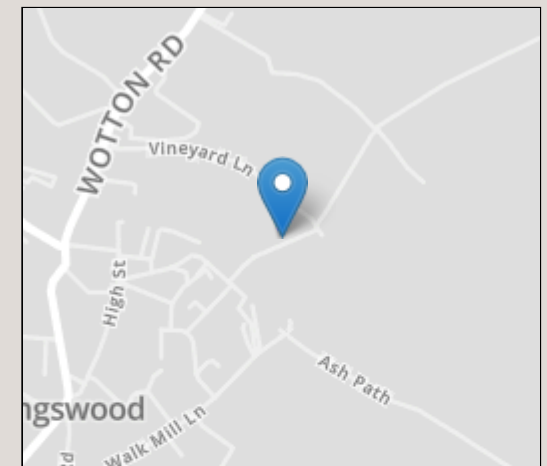
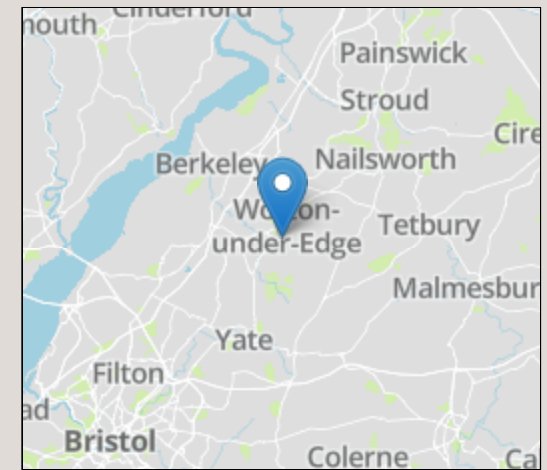
## Directions

On entering the village of Kingswood on the Wotton Road, Vineyard lane is on the left hand side as the Road narrows and before the Village Tennis Courts. Follow the lane along eventually bearing right, the house half way down this lane, on the right hand side.

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

**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		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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