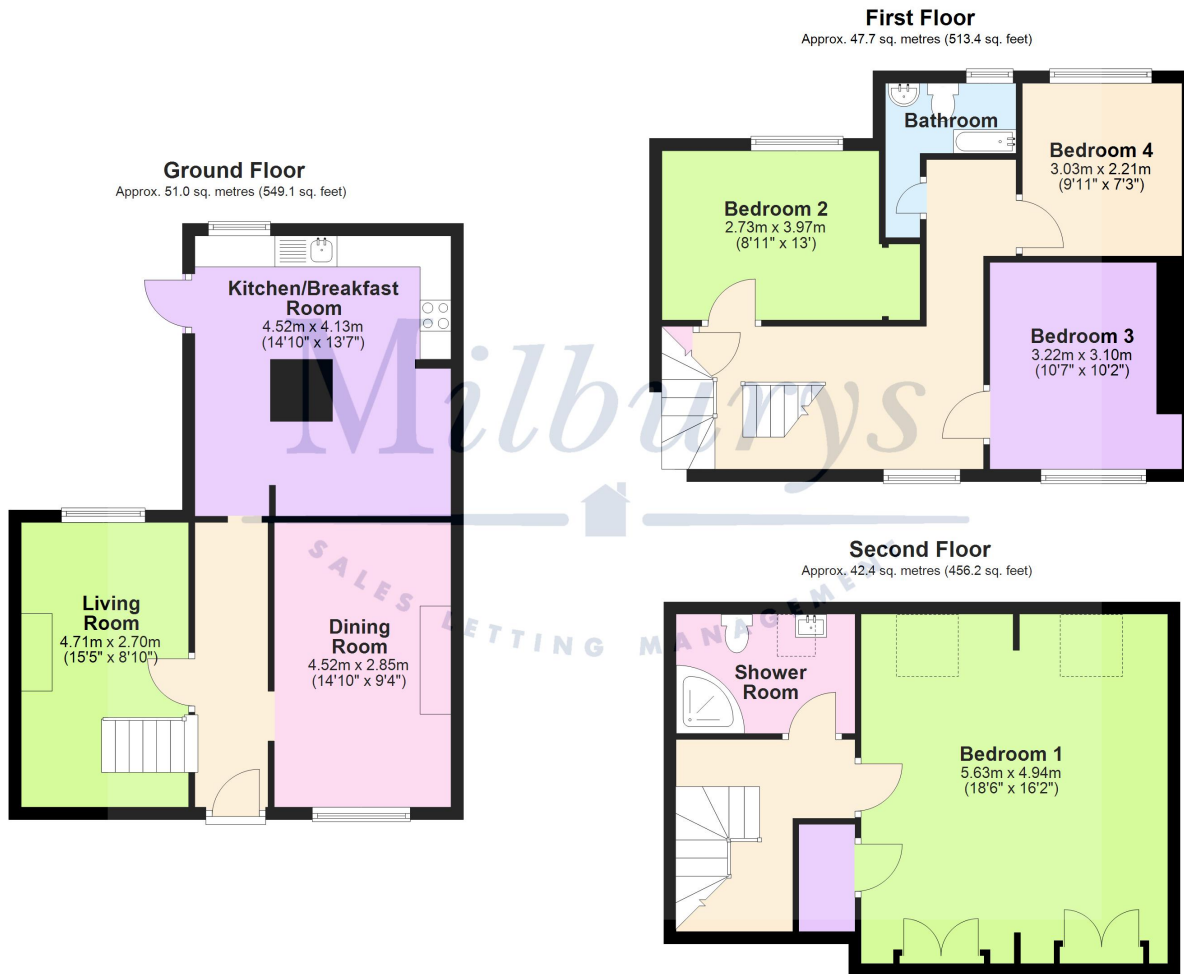


The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



9 Abbey Street, Kingswood, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RN £450,000



# 9 Abbey Street, Kingswood, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RN

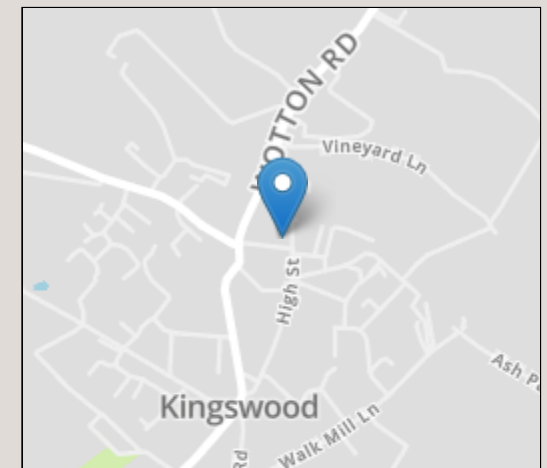
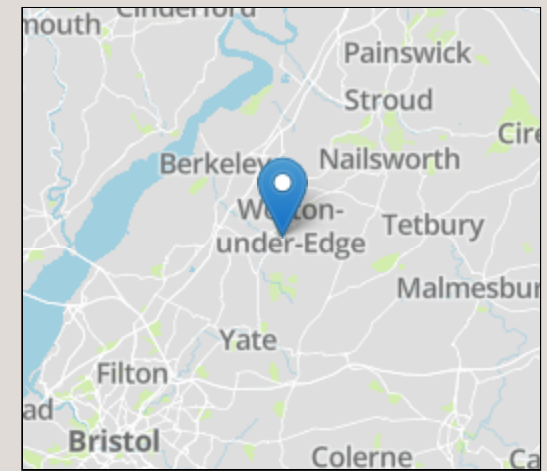
What an enchanting Grade II Listed cottage, believed to have been a previous Victorian barn and later a brewery which has been transformed into the wonderful home you see today. More than meets the eye with a rich history and many character features! Leading to the entrance a beautiful lawned front garden boarded with a selection of plants. As you step in wooden flooring leads through the entirety of the downstairs. The spacious living room is situated to the left, where you can enjoy a pleasant view of the rear garden with a large window capturing plenty of natural lighting. On an evening you can relish in the heat from the working fireplace, whilst secreted away a handy understairs storage can be found. The dining room enjoys a grand feel and the perfect space to whisk you back in time with sash windows and the open fireplace. To the rear, the kitchen breakfast room is a delightful and sociable space with an overlook and access to the rear garden – perfect for entertaining guests in the summer! The first floor consists of the family bathroom and one single and two double bedrooms – with one benefitting from built in storage. A further staircase leads to the second floor where a sizable landing leads to a gorgeous master bedroom, of amazing size accompanied by Velux windows allowing plenty of light to pour through. Storage is never an issue, with cupboards situated within the eaves. A separate shower room completes this floor. The green thumbed can bask in the delight of the rear garden with mature trees and shrubs found just beyond the garden shed and greenhouse with lawn leading the way. A patio extends from the kitchen and provides a lovely space to enjoy the sun whilst catching up with friends and family. Only moments away from schools, shops and the ancient Abbey Gateway. With masses of history and characterful charm, this is an opportunity like no other!

## 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

- Grade II Listed Character Cottage with a Tucked Away Position and a Stone's Throw from the Abbey Gates
- A short Stroll to the Amenities of Kingswood Village, the Primary School and within Catchment to Katharine Lady Berkeley's School
- Four Bedrooms Across Two Floors- Three Double and One Single
- Spacious Kitchen With Informal Dining Area and a Pretty Outlook over Rear Garden
- Cosy Living Room with Woodburner Along With Separate Dining Room
- Generous Accommodation Set Over Three Floors with Character Features
- Pretty Cottage garden of Generous Size, Patio Dining Area and Greenhouse and Shed to Rear
- Family Bathroom including Ensuite to Principal Bedroom • Stroud District Council - Band C • Handy Rear Access To The Property



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