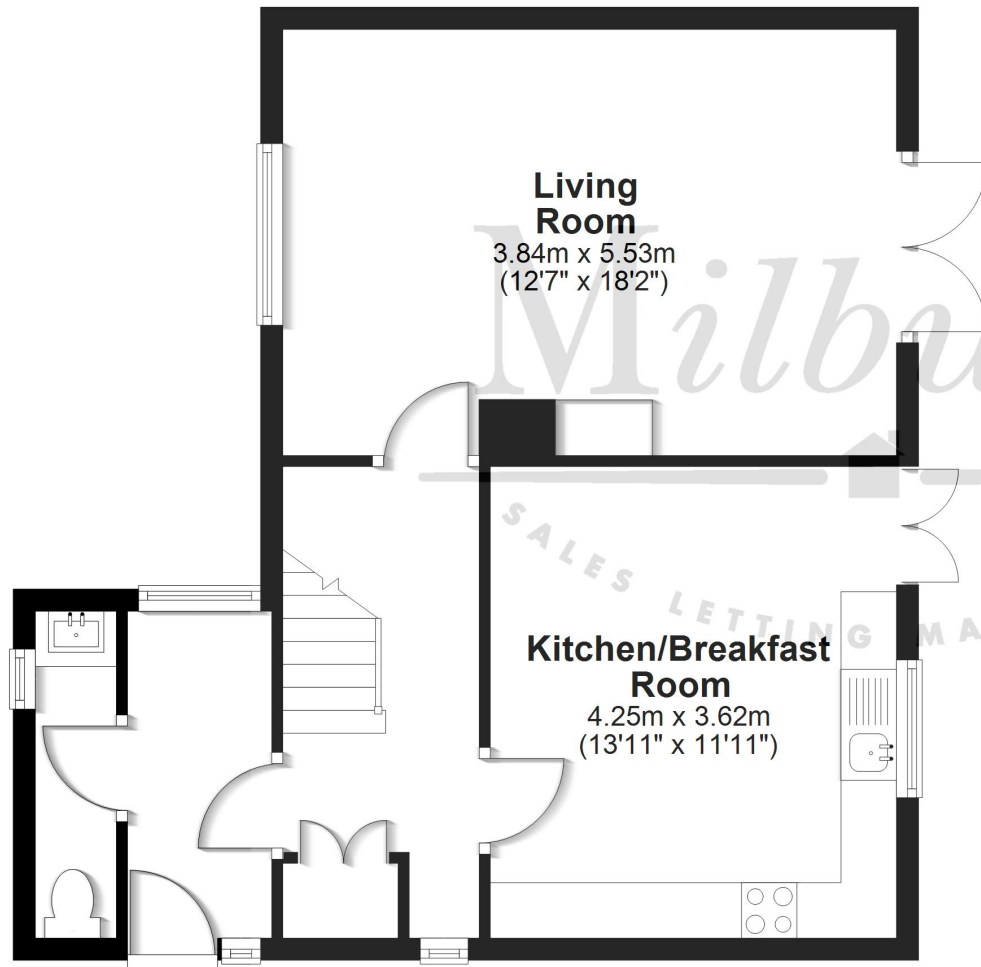




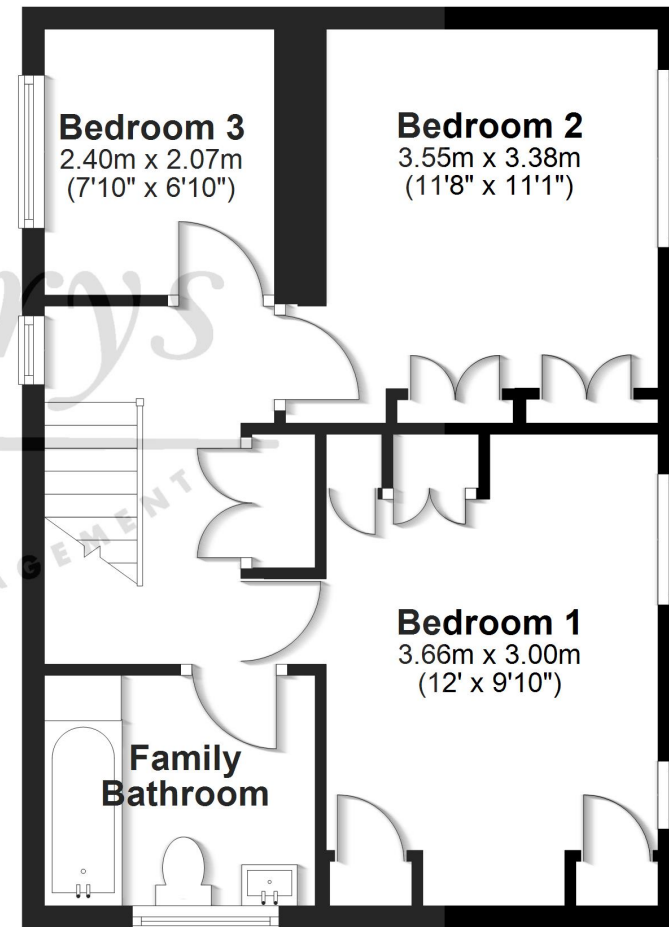
Ground Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

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

40 Walk Mill Lane, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SA

Create a home bespoke to your taste! Offered with NO ONWARD CHAIN, this link-detached three-bedroom residence requires modernisation and updating throughout, but offers great accommodation of approximately 1020.3 square feet! Walk Mill Lane offers easy access to local amenities, beautiful countryside walks and excellent primary and secondary education, most notably the esteemed Katharine Lady Berkeley's Secondary School. Inviting you into the property is a grand entrance hall, with windows to the front and rear collecting ample natural lighting and a vaulted ceiling. Connected, there is a WC for convenience. The living room is situated to the rear, accommodating a focal gas fireplace with French doors opening onto the rear garden. The kitchen/breakfast room has great proportions and is perfect to enjoy a quick morning meal or a formal dinner, with a good amount of storage cabinets, a gas hob and an elevated oven. There are French doors that seamlessly blend indoor and outdoor spaces. The central hallway accommodates a generous storage cupboard, perfect for shoes and coats. As you ascend the stairs, the landing provides access to three bedrooms. The two double bedrooms benefit from plenty of built-in storage, while the single enjoys an outlook of the front aspect. The bathroom creates the perfect space for a quick shower or a more relaxing soak in the bath. A beautiful, mature garden is found to the rear, comprising a patio with raised flower beds, mature shrubs and an attractive tree. The front façade features a pretty green look with additional raised flower beds and driveway parking on the approach to the single garage.

Situation

Entering the village of Kingswood from the direction of Wotton-under-Edge, follow Wotton Road until you reach the Village Inn and turn left. Follow Hillesley Road and then turn into Walk Mill Lane and the property will be on your left just after the turning to Bramley Close.

Property Highlights, Accommodation & Services

- No Onward Chain - Fantastic Opportunity!
- Link Detached Three Bedroom Residence With Accommodation Totalling 1020.3 Square Feet!
- Updating and Modernisation Required • Easy Access to Local Amenities
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Living Room with a Gas Fireplace and French Doors Onto the Rear Garden
- Both Double Bedrooms Feature Bespoke Fitted Wardrobes • Single Garage with Driveway Parking
- Low Maintenance Rear Garden With Raised Flower Beds and an Attractive Tree • Stroud District Council Tax Band E

Directions

The village of Kingswood is located approximately 1.2 miles South West of the market town Wotton under Edge. It offers ideal access to the Cotswolds and has the added benefit of commuting to Bristol via the M5 Junction 14, which is approximately 4.4 miles away. The village has a lovely Conservation High St which leads to the local primary school via the stone (former) Abbey gateway, plus it has the very popular Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and Public House

Local Authority & Council Tax - Stroud District Council - Tax Band E

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



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