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SALES LETTING MANAGEMENT

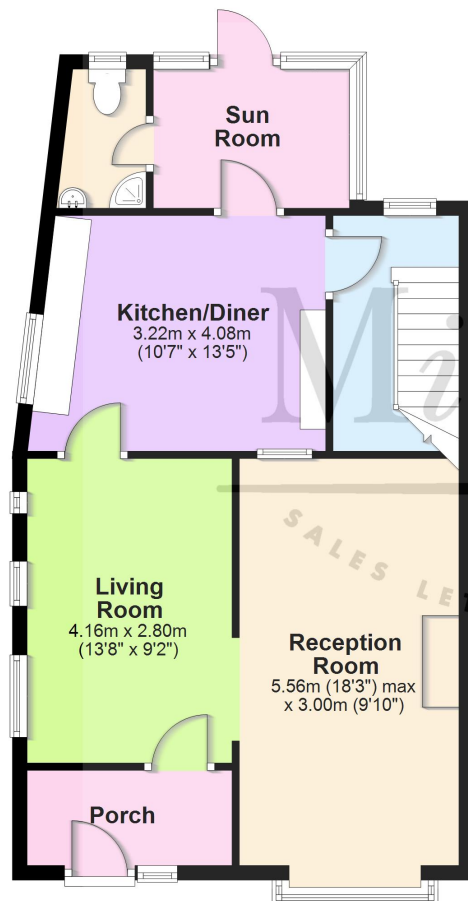


17 Half a Crown Cottage, High Street, Kingswood, Gloucestershire, GL12 8RS

£330,000

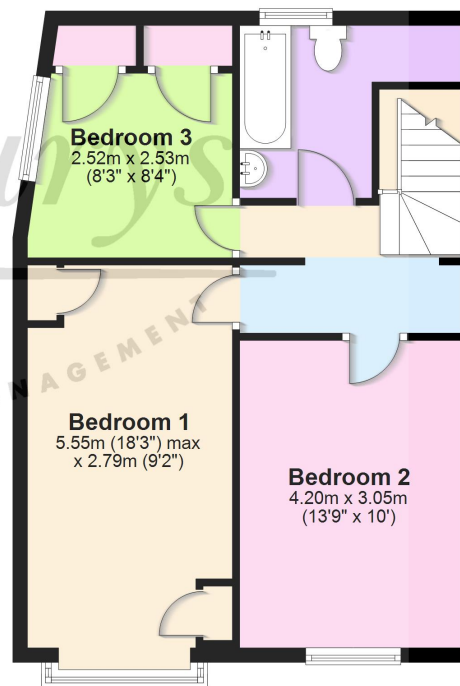
Ground Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 111.3 sq. metres (1198.0 sq. feet)

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



17 Half a Crown Cottage, High Street, Kingswood, Gloucestershire GL12 8RS

Nestled beside St Mary's Church, Half a Crown Cottage boasts its own rich history, having once been the 19th-century Crown Inn beerhouse before its conversion into two private residences in the late 20th century. Situated along Kingswood's High Street, one of the most historic parts of this charming village, home to the Abbey Gatehouse—the only remaining structure of Kingswood Abbey, a Cistercian monastery founded in 1139 by William of Berkeley and dissolved in 1538 under Henry VIII. The property welcomes you with a practical porch, ideal after walks along the Cotswold Way, leading into two adjoining reception rooms featuring an inglenook fireplace, exposed wooden beams, and a cosy yet versatile layout. A well-appointed kitchen/breakfast room, sun room, and downstairs shower room complete the ground floor, while upstairs offers three bedrooms—two doubles to the front and a single with views of the church and built-in storage—alongside a family bathroom. Outside, a pretty courtyard garden enjoys the afternoon sun, and the home benefits from a single garage with driveway parking and a recently installed central heating system. Full of character and ideally located near Katharine Lady Berkeley's School, a primary school, and local amenities, this delightful cottage is ready for its next chapter.

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

- No Onward Chain • Situated On Kingswood's Historic High Street • 3 Bedrooms
- Charm and Personality In Bucket Loads - Exposed Beams, Inglenook Fireplace • In Need Of Updating And Modernisation
- Single Garage and Off-Street Parking • Downstairs Shower Room / Cloakroom
- Close To The Abbey Gatehouse, Dating Back to 1139 and Neighbouring St Mary's Church
- Within Catchment to Katharine Lady Berkeley's Secondary School and A Village Primary School • Stroud District Council - Band C

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.17 will be on your left hand side.

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

Tenure - Freehold

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



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