

Total area: approx. 89.1 sq. metres (959.2 sq. feet)

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



# 36 Hillesley Road, Wotton-under-Edge, Kingswood, Gloucestershire GL12 8RU

This end-terrace character-filled home is conveniently located close to shops and beautiful countryside walks. It is a short level walk to Kingswood Primary School and the prestigious Katharine Lady Berkley's Secondary School. From the front, the home opens into a handy entranceway, which continues into the comfortable lounge/diner. A sun-soaked front-facing window bathes the room in natural light, while the working wood burner takes the chill out of colder evenings. To the rear, a long kitchen features plenty of base and wall units, ideal for cooking your latest recipes, adorned by two UPVC windows and a separate door onto the rear courtyard garden. Continuing around it leads to a generous downstairs WC with the potential to be transformed into a utility space. An additional versatile room completes this floor, which could serve as an extra bedroom, office space, or children's den with a loft space above for storage. The first floor accommodates the second bedroom, featuring two built-in storage cupboards and a period fireplace and the family bathroom with a shower overhead of the bath. A further staircase leads to the principal bedroom, complete with a window overlooking the rear of the home. There is a pretty courtyard garden to the rear of the property, mainly laid with astroturf, and it accommodates a generous shed at the very rear. Complete with parking, this home is perfect for those looking for cosy cottage comfort, while remaining in the heart of a beautiful village.

## 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

- Two-Bedroom End of Terraced Period Home in a Charming Village Location
- Generous Downstairs Cloakroom - Perfect For A Utility Space! • Working Woodburner in Living Space • Family Bathroom
- Courtyard Garden With Side Access • Off Road Driveway Parking • Gas Central Heating And Double Glazing
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Two Reception Rooms • Council Tax Band - C Stroud District Council

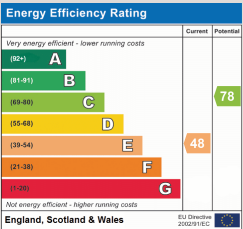
## Directions

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 drive past Walk Mill Lane, shortly after number 36 will be on your left.

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

**Tenure** - Freehold (to be confirmed)

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)



