



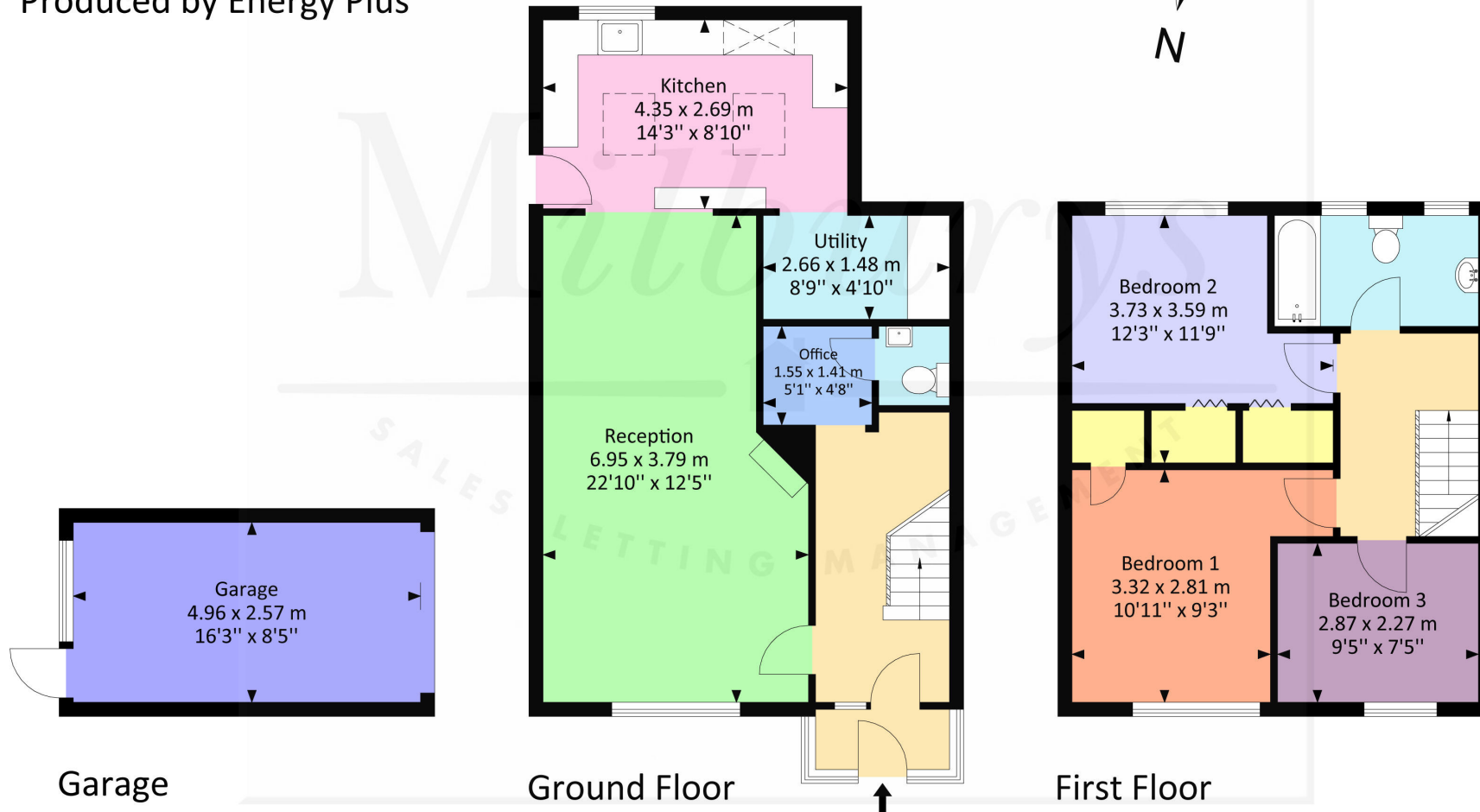
1B Walk Mill Lane, Kingswood, Wotton Under Edge, GL12 8RZ

Internal Area (Approx)

105.30 Sq.M / 1132.90 Sq.Ft

For identification only. Not to scale.

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# 1b Walk Mill Lane, Kingswood, Gloucestershire GL12 8RZ

Right in the heart of Kingswood, close to village amenities, lies this attractive three-bedroom semi-detached house, perfect for family orientated living. Upon entrance through a small UPVC porch you are invited into a generous hallway, with a downstairs WC and a cleverly designed office space to the rear. To the left the contemporary open plan living/dining space is a great size featuring a working wood-burner providing a homely feel- perfect for cold winter evenings! Following through a beautiful and modern kitchen which provides ample workspace and storage for culinary enthusiasts. Natural light gathers in this space from the Velux windows above whilst the fitted breakfast bar provides a great opportunity for casual dining. Upstairs comprises of two double bedrooms harbouring hidden built-in wardrobe and one single bedroom currently operating as a home gym. Completing this level is a modern family bathroom consisting of a white suite. The southerly facing patioed rear garden proves to be quite the sun trap! The gate to the side is an ideal entrance after a muddy stroll along the Cotswold Way. Completing the property is a single garage – the perfect place to hide all the clutter! Within walking distance to a local primary school and the reputable Katharine Lady Berkley's Secondary School makes this home perfect to raise a young family.

## 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 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

## Property Highlights, Accommodation & Services

- Close to Beautiful Countryside Walks and Village Amenities
- Three Bedroom Semi Detached House
- Downstairs Office Space
- Utility Room
- Garage & Driveway Parking
- Modern Kitchen with a Fitted Breakfast Bar
- Working Woodburner in Living Space
- Southerly Facing Enclosed Rear Courtyard Garden
- Within Catchment Area to Katharine Lady Berkeley's Secondary School and Excellent Primary School
- Stroud District Council - Band C

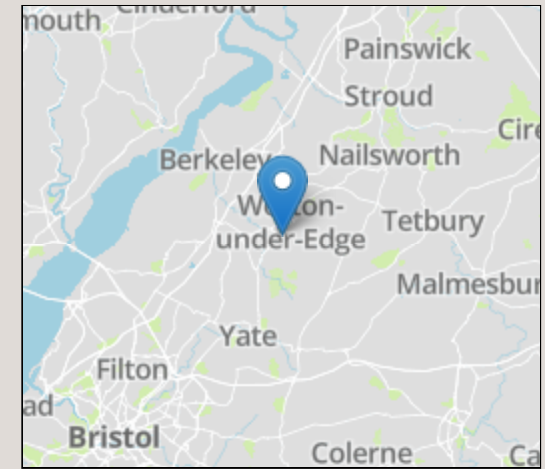
## Directions

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 then turn into Walk Mil Lane and the property will be on your right just past the turning to Crow Meadow.

## Local Authority & Council Tax - - 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		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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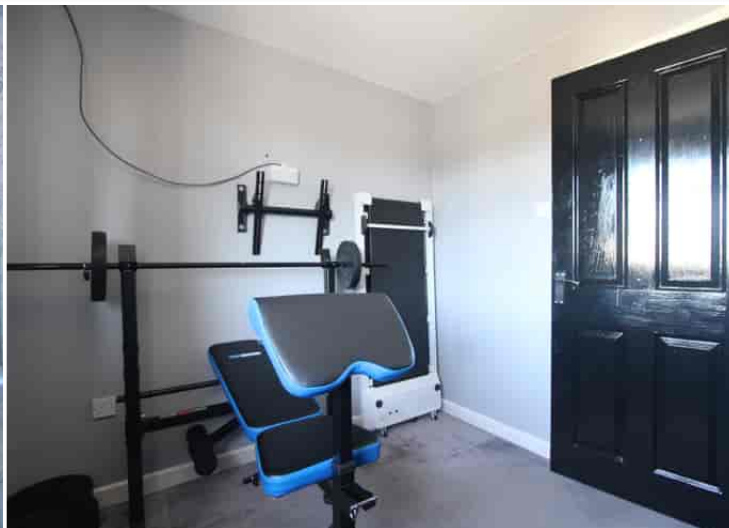




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