

Milburys

SALES LETTING MANAGEMENT

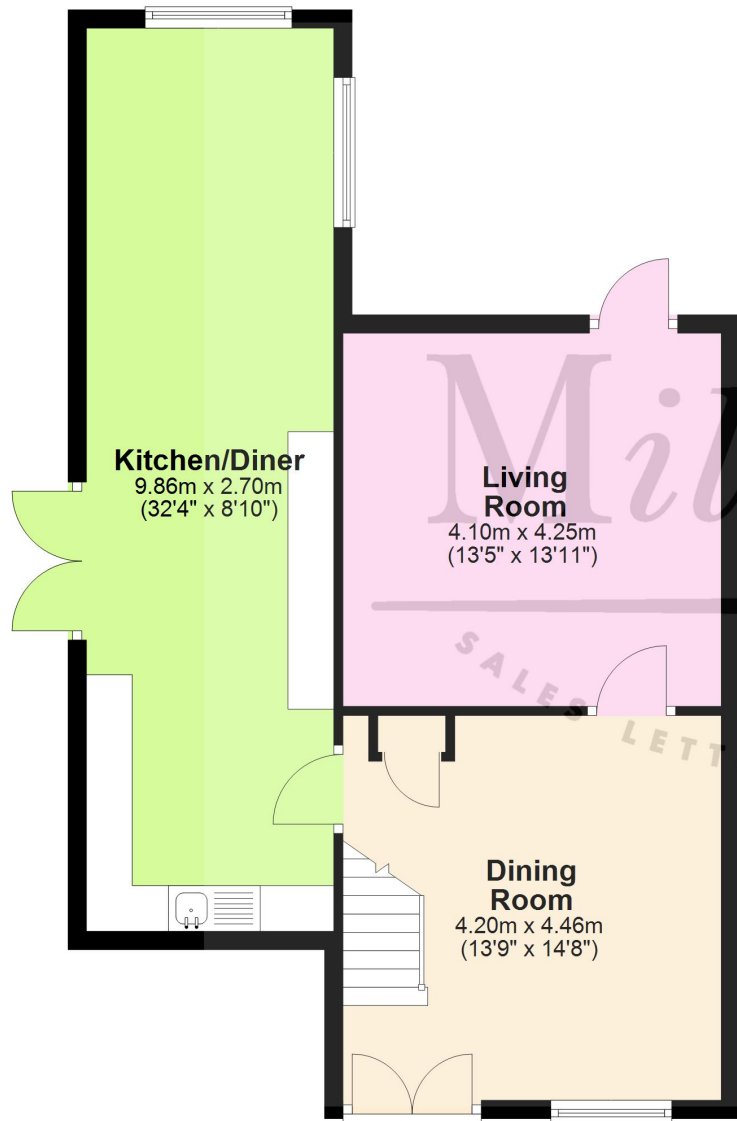


9 Orchard Walk, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SD

£385,000

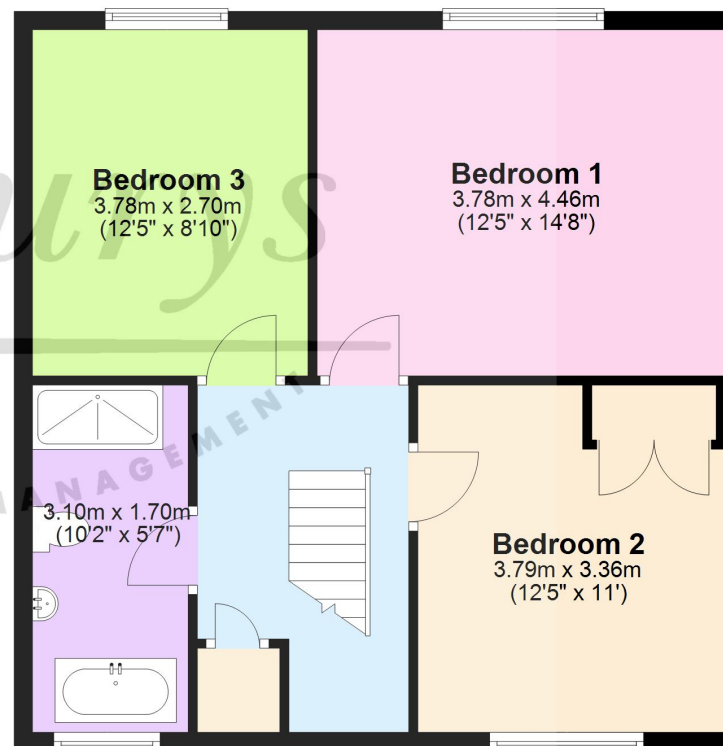
## Ground Floor

Approx. 63.8 sq. metres (687.2 sq. feet)



## First Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 119.6 sq. metres (1286.8 sq. feet)

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

# 9 Orchard Walk, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SD

Located in the sought after village of Kingswood, within catchment to KLB along with country walks aplenty, this attractive semi-detached home is tucked away in an enviable cul-de-sac location, and has been renovated and tastefully updated by the current owner. On entering the property, you are welcomed into a spacious dining room flooded with natural light, complete with beautiful wooden flooring and a generous storage cupboard. To the rear is located the smart lengthy kitchen/breakfast room. This room is a delightful, light and airy space providing ample storage and work surfaces and boasts further space for informal dining along with an area to relax or perhaps a place for the children to play. Completing the ground floor is a well proportioned living room enhanced with a lovely large window and access to the rear garden. Head upstairs and you are not short on space. There are three generous sized double bedrooms, with bedroom two and three both offering built in wardrobe/storage space, ensuring there is no compromise on space! The modern family bathroom is also a great size, featuring both a separate bath and shower. All this is accessed off a spacious landing with a further storage cupboard. Outside, the rear garden is a delight, mainly laid to lawn but well-planned patio seating areas with two aspects, ensures you can maximise the time for alfresco dining and soaking up the summer sun! A handy side gate leads you to the front of the property where you will find ample driveway parking along with a single garage. In short, a wonderful family home that offers so much, presented to high standards throughout and situated in a fantastic location. Do give the Wotton Office a call to book your viewing today.

## 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

- Three Double Bedrooms- Two With Built in Storage
- Popular Cul-de-Sac Location Within The Village of Kingswood
- Katherine Lady Berkeley School Catchment Area and Excellent Primary School
- Bright And Airy Living Space Throughout
- Recently Replaced Kitchen With Solid Oak Surfaces and Open Plan Dining Area
- Good Sized Rear Garden With Patio Seating Areas
- Popular Cul-de-Sac Within the Village of Kingswood
- Gas Central Heating And Double Glazing
- Very Generous Driveway Parking And Single Garage And Side Access To The Garden
- Stroud District Council - Band C

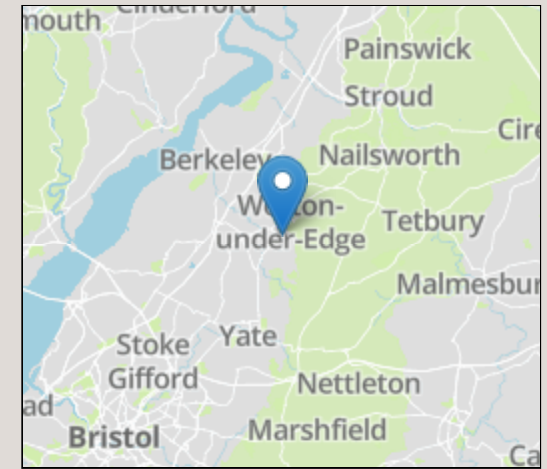
## Directions

Approaching the village of Kingswood from Wotton-under-Edge via New road, take the first left and follow the road to the end, passing Katharine Lady Berkeley's Secondary School. Proceed to follow straight onto Old Rectory Road which becomes Wickwar Road. Take the second right, just after The Village Inn onto Hillesley Road and then the first left to Walk Mil Lane. Follow the road a short distance and turn left into Orchard Walk and then bare left where you will see number 9 straight ahead.

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

**Tenure** - Freehold

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



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