

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

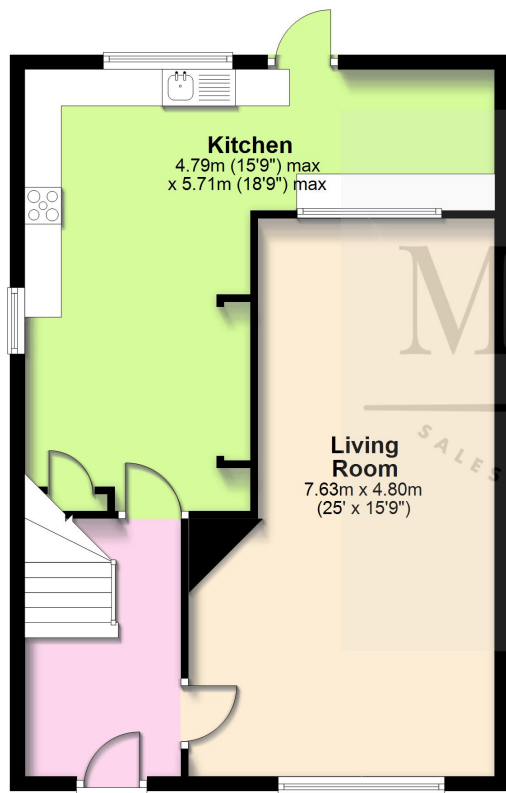


25 Orchard Walk, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8SD

£330,000

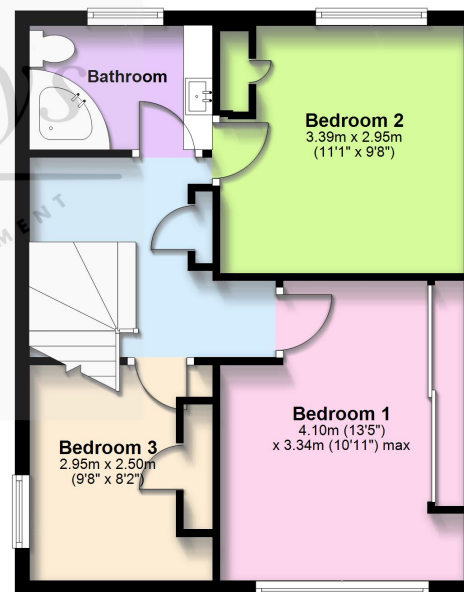
### Ground Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



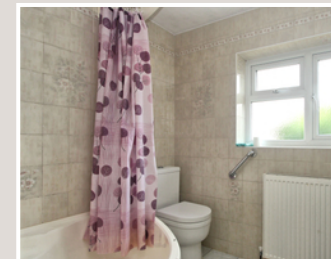
### First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 104.5 sq. metres (1124.7 sq. feet)

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



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

In the quaint cul-de-sac of Orchard Walk, this beloved three-bedroom semi-detached house offers the perfect blend of village charm and modern convenience. Situated close to all the village amenities and countryside walks this property calls for someone to provide a personal touch. Upon entrance you are greeted into a welcoming and airy hallway. To the rear of the property you will find the kitchen/breakfast room with ample storage with a utility space, access to the garden and a deceptive understairs storage cupboard. The centrepiece of this treasured home is the spacious living/dining room complimented by a large window inviting an array of natural lighting into the space and a working fireplace to fight off a chill in the winter months. Upstairs comprises of three bedrooms, one single and two double, all with built in wardrobes and a family bathroom with a bath and overhead shower. The rear garden is of good size with a patio seating area at the front, a shed and lawned area, bordered with flowerbeds. In summary, this has been a well-loved family home and is awaiting a new owner to foster new memories and provide their personal touch.

## 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

- Well Appointed Semi-Detached Family Home
- Close to Village Amenities, with Picturesque Countryside Walks
- Popular Cul-de-Sac Within the Village of Kingswood
- Two Double Bedrooms With Fitted Wardrobes
- Within Catchment of a Local Primary School and The Well-Established Katharine Lady Berkeley's Secondary School
- Sizable Understairs Storage and Utility Space
- Working Fireplace with Mantle in the Living Area
- Bright And Airy Living Space
- Single Garage with Power and Lighting, Plus a Generous Driveway
- Stroud District Council Tax Band C

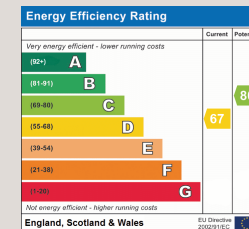
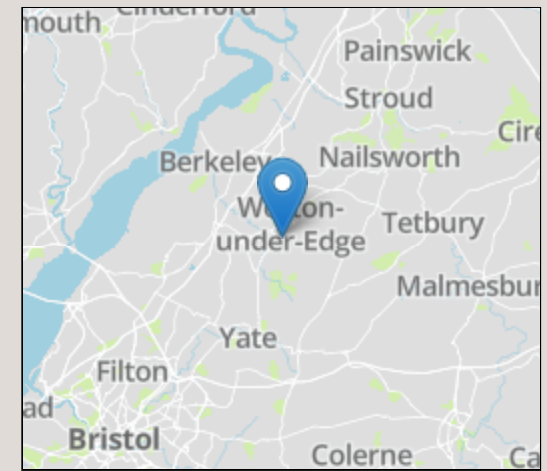
## Directions

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 right to Walk Mil Lane. Follow the road a short distance and turn right into Orchard Walk and then bare right where you will see the property on your left-hand side.

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

**Tenure** - Freehold

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



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