

Milburys

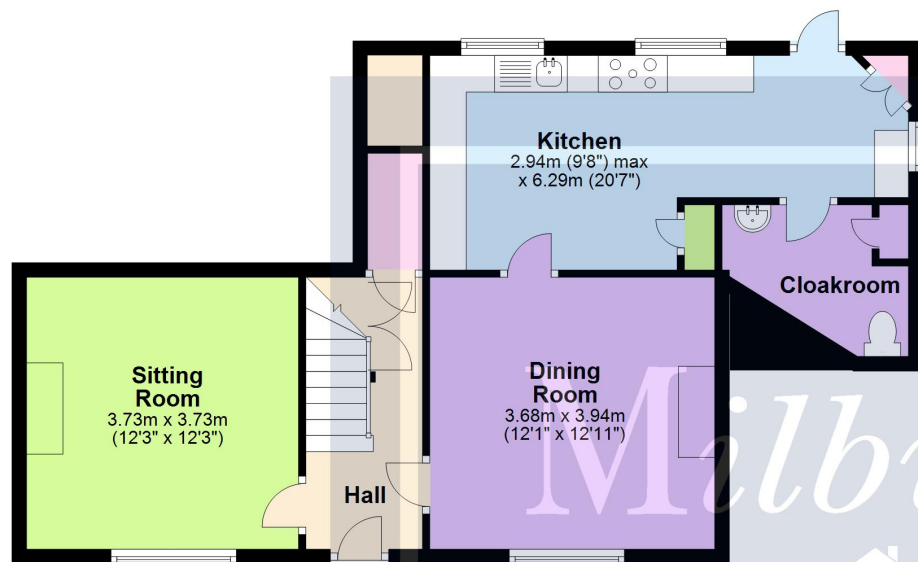
SALES LETTING MANAGEMENT



The Laurels, Hillesley Road, Wotton-under-Edge, Kingswood, Gloucestershire GL12 8RU £395,000

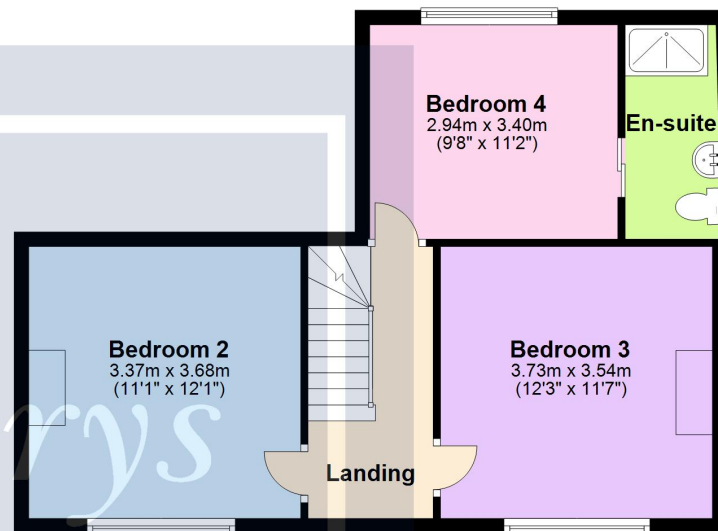
### Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



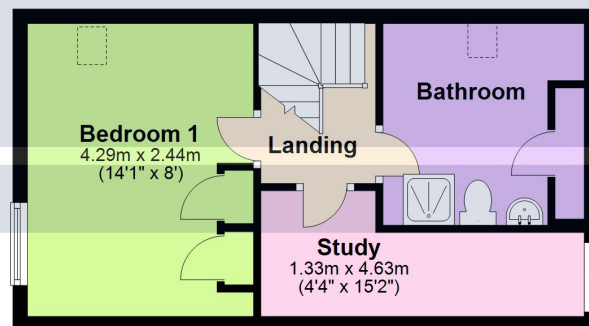
### First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



### Second Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



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

'The Laurels' is a charming Grade II Listed 4 bedroom semi-detached village home. There is plenty more than meets the eye, with the accommodation spread across 3 floors and some wonderful character features believed to date back to the 1850s. From a stunning stained glass porch you enter into the central hallway, complete with some handy understairs storage to keep the coats tucked away. To the left a light and airy lounge and to the right a spacious dining room, both with working feature fireplaces. To the rear, accessed from the dining area, is the smart kitchen with an Aga fan oven and a good-sized pantry cupboard makes this the perfect space for culinary enthusiast to work their magic. Completing the downstairs is the utility room incorporating a WC. A sizable landing on the first floor opens onto three spacious double bedrooms two with wonderful sash windows letting an array of light to dance on the appealing wooden flooring and further complemented with character feature fireplaces whilst the other is complete with an en-suite shower room. Head up a further staircase; the second floor houses the generous principle bedroom with exposed beams and brickwork, further complimented by the velux ceiling window. The modern family bathroom and a handy storage room or upstairs office really does tie the property together. The front garden is mainly laid to lawn and provides a beautiful setting to enjoy the afternoon sun, whilst the rear courtyard garden has plenty of hidden storage areas and is a delightful space to enjoy some al-fresco dining on a summer's evening. Further benefits include gas central heating, an allocated parking space and countryside walks close to the doorstep. Certainly, The Laurels has more than meets the eye and a pleasant surprise to all that view.

### 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

- Beautiful Grade II Listed Property Dating back to the 19th Century
- Accommodation Over Three Floors
- 2 Reception Rooms With Working Feature Fireplaces
- Charming Sash Windows
- Modern Family Bathroom with Shower and Bath
- Courtyard Garden Laid with Patio Slabs
- Ample Built in Storage, Gas Central Heating and an Allocated Parking Space
- Within Catchment of a Local Primary School and The Well-Established Katherine Lady Berkeley's Secondary School
- Village Amenities Include Community Shop And Post Office, Public House And Village Church
- Stroud District Council - Band D

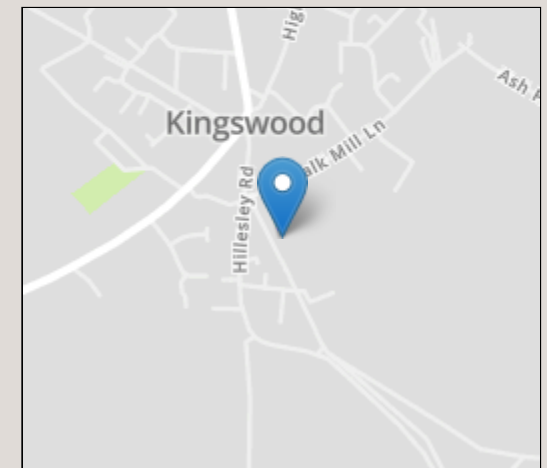
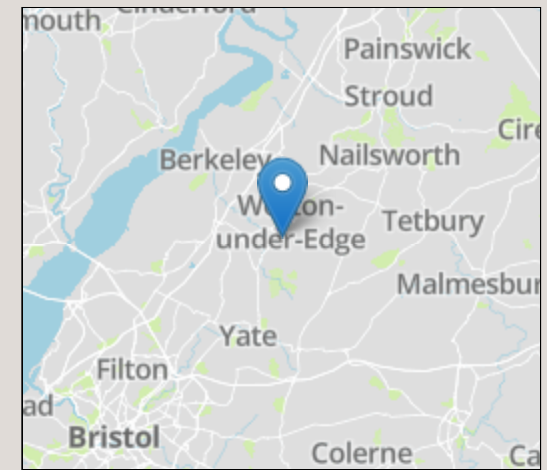
### Directions

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 immediately on your right.

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

Ground Rent Charges Apply- Enquire with your agent. **Tenure** - Freehold

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



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