

Milburys

SALES LETTING MANAGEMENT

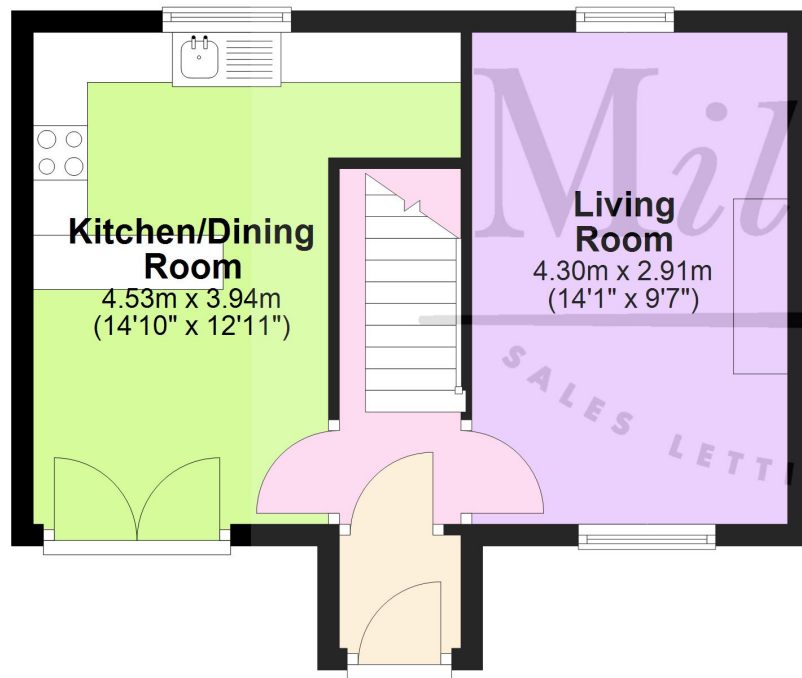


3 Old Rectory Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RE

£349,950

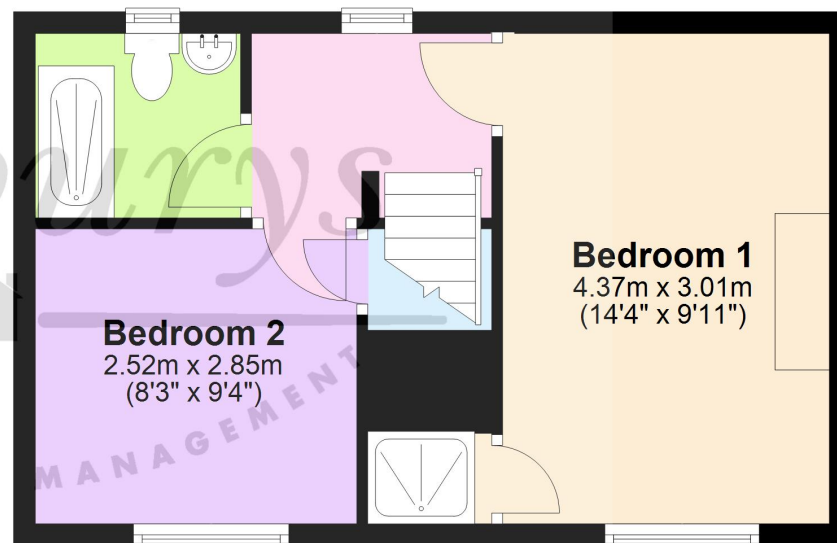
Ground Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 61.8 sq. metres (665.6 sq. feet)

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

3 Old Rectory Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RE

Settled in a distinguished position within the village of Kingswood, close to the local tennis courts, Spar Shop and The Village Inn is this exquisite two-bedroom semi-detached cottage offered for sale with no onward chain. Upgraded during ownership, this property boasts a modern touch while maintaining a degree of elegance and rich history. You enter through the handy porch to the entrance hallway. To your left is the fashionable kitchen/diner, reconfigured providing the best use of space with quality cabinets and plenty of room for the chopping board! Cleverly placed UPVC windows invite natural lighting to gather, while French doors allow you to enjoy a gentle summer breeze on the warmer mornings! The right-hand side of the accommodation serves as a cosy space to relax and unwind, complete with two windows and a focal working wood burner. Ascending the stairs, a comfortable landing, filled with natural lighting, leads to two double bedrooms and the tastefully decorated family bathroom featuring a bath with an overhead shower. Convenience is key when you are running a busy household so the master bedroom has been thoughtfully designed with its own separate walk-in shower! Outside, you will discover a lawned garden, bordered by raised flower beds- perfect for the green-thumbed- with a patio seating area extending from the property and perfect for entertaining guests. A detached garage and shed are located to the rear of the property offering plenty of places for storage whether it is a car, bike or lawnmower. This home is the summary of the seamless blend of modern comfort and characterful charm in an incredible Cotswold 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 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 a local store Public House and Playing Fields.

Property Highlights, Accommodation & Services

- No Onward Chain • Semi-Detached Period Property Of Great Character
- Presented To High Standards Throughout With Modern And Stylish Decor • Centrally Located In A Popular Semi-Rural Village
- Modern Kitchen/Diner With Patio Doors To Garden • En-suite Shower Room To Principal Bedroom
- Dual Aspect Living Room With A Wood-burner • Pretty And Generous Sized Wall Garden
- Within Catchment of Katherine Lady Berkeley School and Local Primary School • Stroud District Council - Band C

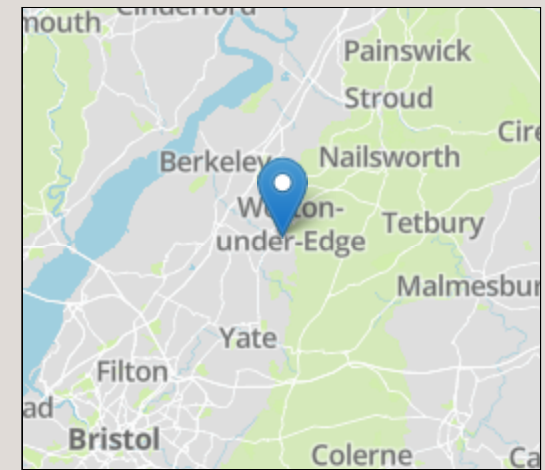
Directions

On entering the rural village of Kingswood from the direction of Wotton-under-Edge, central to the village is Old Rectory Road- number 3 is on the left hand side.

Local Authority & Council Tax - Stroud - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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





Milburys



SALES LETTING MANAGEMENT



www.milburys.co.uk

