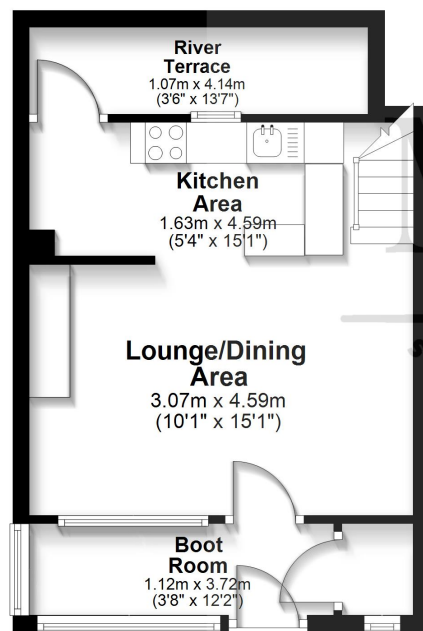






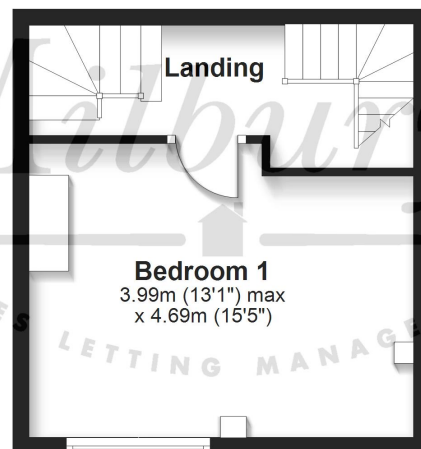
## Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



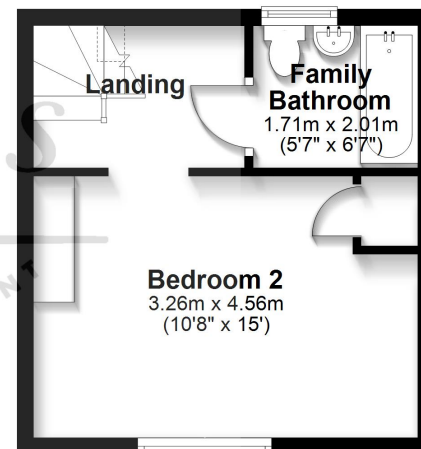
## First Floor

Approx. 24.5 sq. metres (263.9 sq. feet)



## Second Floor

Approx. 23.4 sq. metres (252.1 sq. feet)



Total area: approx. 80.5 sq. metres (866.1 sq. feet)

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



# 6 The Walk, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RP

Nestled along a tranquil meander of the Little Avon River, The Walk is a delightful row of cottages dating back to circa 1840. This enchanting two-bedroom home embodies the essence of Cotswold living, just a stone's throw from the historic Abbey Gateway – the last standing fragment of Kingswood Abbey, founded in 1139 by William of Berkeley. This home exudes warmth and character from arrival. A welcoming boot room offers practical storage and a utility cupboard. A second door opens into a cosy living space, where underfloor heating warms the wooden flooring and a capped fireplace creates a natural focal point. To the rear, there is a modern kitchen that has been thoughtfully designed with plenty of storage and worktop space. Enjoy the gentle murmur of the water on the riverside terrace, creating the perfect backdrop for a morning coffee, weekend reading, or simply unwinding in nature after a busy day. The first floor offers a generous master bedroom overlooking the front aspect, while the second floor accommodates a landing, where you will find the gas boiler, the family bathroom comprising of a white suite and a spacious second bedroom complete with a storage cupboard and access to limited boarded loft space. Set apart from the cottage is a private garden hidden behind mature trees. This garden is ready to be shaped to your lifestyle, whether vegetable patches, a space for outdoor entertaining or a lawn for children to play. Centrally positioned within walking distance of Katharine Lady Berkeley's Secondary School, Kingswood Primary School and the amenities the village has to offer. This cottage presents a rare opportunity to secure a slice of history in a beautiful setting.

## 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

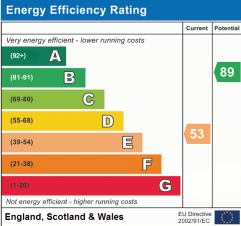
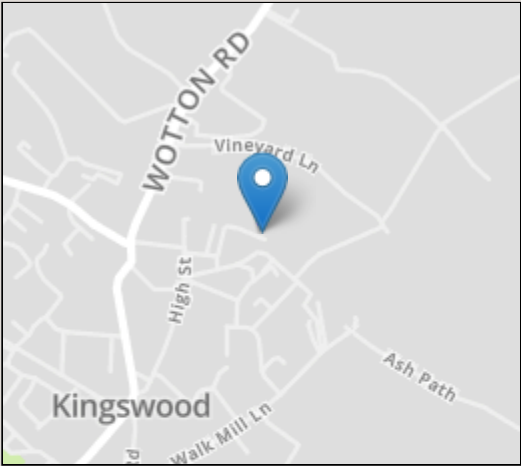
- NO ONWARD CHAIN - Vendor Suited
- Riverside Terrace Over The Little Avon River
- Two Bedroom Terraced Cottage
- Underfloor Heating to the Ground Floor
- Modern Kitchen
- Wealth Of Character And Period Features Including Exposed Beams
- Enclosed and Private Garden
- Gas Central Heating & Double Glazing
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council Tax Band C

## Directions

Heading from Wotton-under-Edge into Kingswood on the Wotton Road, turn left onto Abbey Street following the one-way system till you reach the Abbey Gates on your left. Turn right onto the High Street and take the first left, following The Walk towards the end. Number 6 will be the fourth cottage from the end on your left-hand side.

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

**Tenure** - Freehold



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