

Milburys

SALES LETTING MANAGEMENT



1 Charfield Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SL

£385,000

1 Charfield Road, Kingswood, Wotton-Under-Edge, GL128SL

Internal Area (Approx)

108.50 Sq.M / 1167.60 Sq.Ft

For identification only. Not to scale.

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# 1 Charfield Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SL

A fantastic opportunity to purchase this charming period property in a sought-after location, convenient for all the amenities of Kingswood and within catchment to excellent primary and secondary schools. Wrapped in history, we understand from the owners that it was previously a weavers cottage and now presents itself as a delightful four bedroom character home. Of particular note is the sizable walled garden, filled with mature trees and shrubs, a brick-built shed and a 'sun-trap' patio just outside the living room door, along with a lean to greenhouse and generous woodstore. Step inside to find the extended kitchen/dining room running front to rear and with a door through to the living room. The kitchen is smart, complete with solid oak surfaces and integrated appliances. There is also a useful cloakroom complete with shower. Occupying the rear of the property is the living room which is generous and light, warmed by a wood-burner and access out to the garden. From the dining room head up the staircase where you will find two bedrooms - one single and one double. The principal bedroom enhanced with fitted wardrobes. Also on this floor is the family bathroom. At the top of the house there are two further double bedrooms with Velux windows, exposed beams and additional storage. A most interesting property, full of character and a rare find indeed!

## 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 popular Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and public house.

## Property Highlights, Accommodation & Services

- Period End of Terrace Cottage
- Accommodation Over Three Floors
- Four Bedrooms (Three Double, One Single)
- Within Catchment of Excellent Primary Schools and KLB Secondary School
- Generous Sized Living Room With Woodburner
- Lengthy Rear Garden, With Patio Seating Area
- Downstairs Cloakroom With Shower
- Smart kitchen/Dining Room With Integrated Appliances And Solid Oak Surfaces
- Character and Period Features
- Stroud District Council - Band D

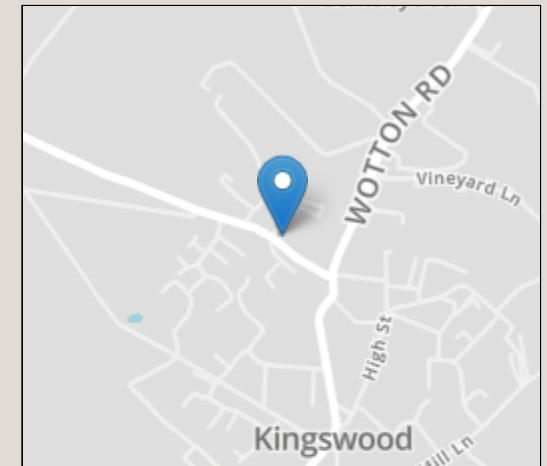
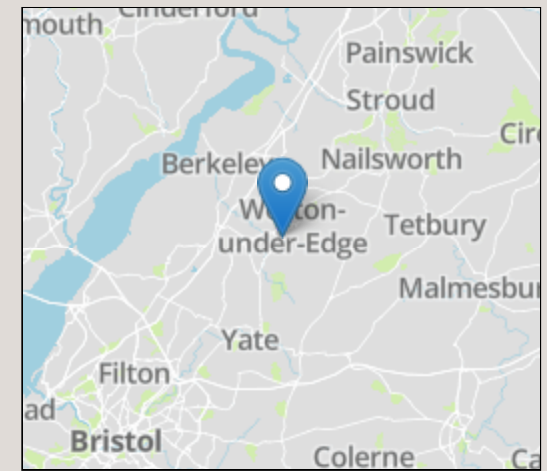
## Directions

Charfield Road is the road connecting Charfield and the village of Kingswood. As you drive along the main road through the village of Kingswood from the direction of Wotton Under Edge, take the right hand turn immediately after you pass the village tennis courts. This is Charfield Road - No.1 is located on the righthand side, a short distance along.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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