

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

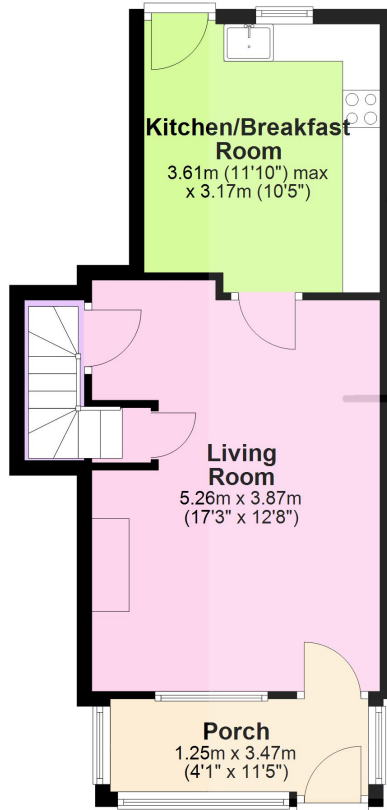
SALES LETTING MANAGEMENT



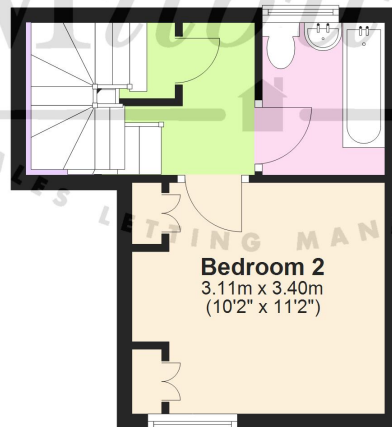
10 Crow Meadow, Kingswood, Gloucestershire, GL12 8RX

£260,000

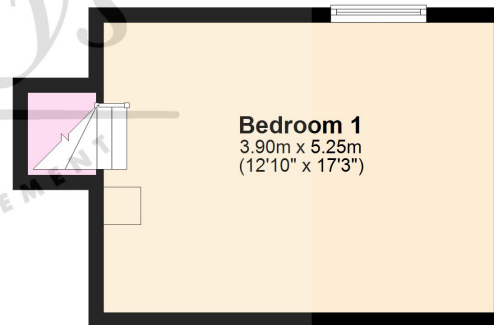
Ground Floor
Approx. 39.0 sq. metres (419.3 sq. feet)



First Floor
Approx. 21.2 sq. metres (227.7 sq. feet)



Second Floor
Approx. 21.6 sq. metres (232.5 sq. feet)



Total area: approx. 81.7 sq. metres (879.5 sq. feet)

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



10 Crow Meadow, Kingswood, Gloucestershire GL12 8RX

Believed to have Mid-19th Century origins, this former weaver's cottage is one of the six in the row. The current owners have done an exquisite job in restoring the historical charm of the property. Passing the south-facing garden, you encounter a handy porch - perfect for shoe storage. You are led through into the living room where you will find a refurbished brick fireplace that houses a working log burner offering plenty of heat to take the chill from winter days. This living room is a comfortable size, flooded by natural lighting offered by the sizeable window. The back of the accommodation is believed to have been part of the former weavers' workshop and presents itself today as a kitchen complete with plenty of storage and offers access to the rear of the property. Hidden behind what is thought to be the original wooden doors are stairs that wind to the first floor that comprises a well-proportioned double bedroom gifted with light from the southern aspect and boasts two built-in storage cupboards and the family bathroom which is a white suite featuring a bath and shower overhead. A further secreted staircase takes you to the master bedroom where you can unwind with plenty of space and offers a view of fields behind. The garden is situated on the front approach and offers a perfect patio seating area for entertaining or basking in the sun, with lawn completing the space. A driveway extends past the gate to the boundary of the property complete with storage. This home is an easy walkable distance to Kingswood Primary School, Katharine Lady Berkeley's Secondary School, walks and the local shop. This beautiful Cotswold cottage is perfect for your next move.

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

- Period 19th Century Terraced Cottage
- Master Bedroom Stretched Across The Second Floor
- Driveway Parking
- Gas Central Heating
- Comfortable Living Room
- Refurbished Red Brick Fireplace With A Working Woodburner
- South-Facing Enclosed Garden
- Family Bathroom With Shower Over Bath
- Within Catchment Area and Walking Distance to Kingswood Primary School and Katharine Lady Berkeley's Secondary School
- Stroud District Council Band B

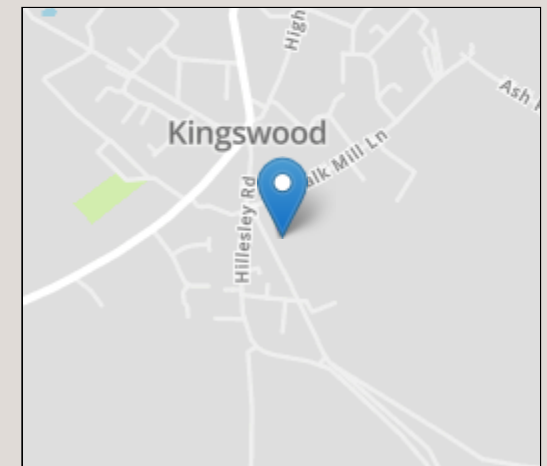
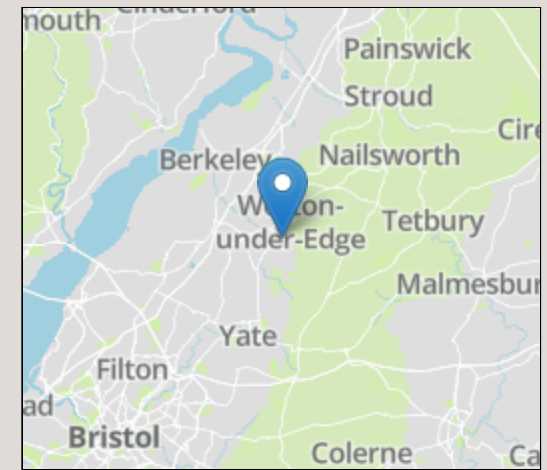
Directions

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, taking the first left-hand turning into Walk Mill Lane and then an immediate right to Crow Meadow where the property will be situated close to the end on your left-hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band B

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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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