

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

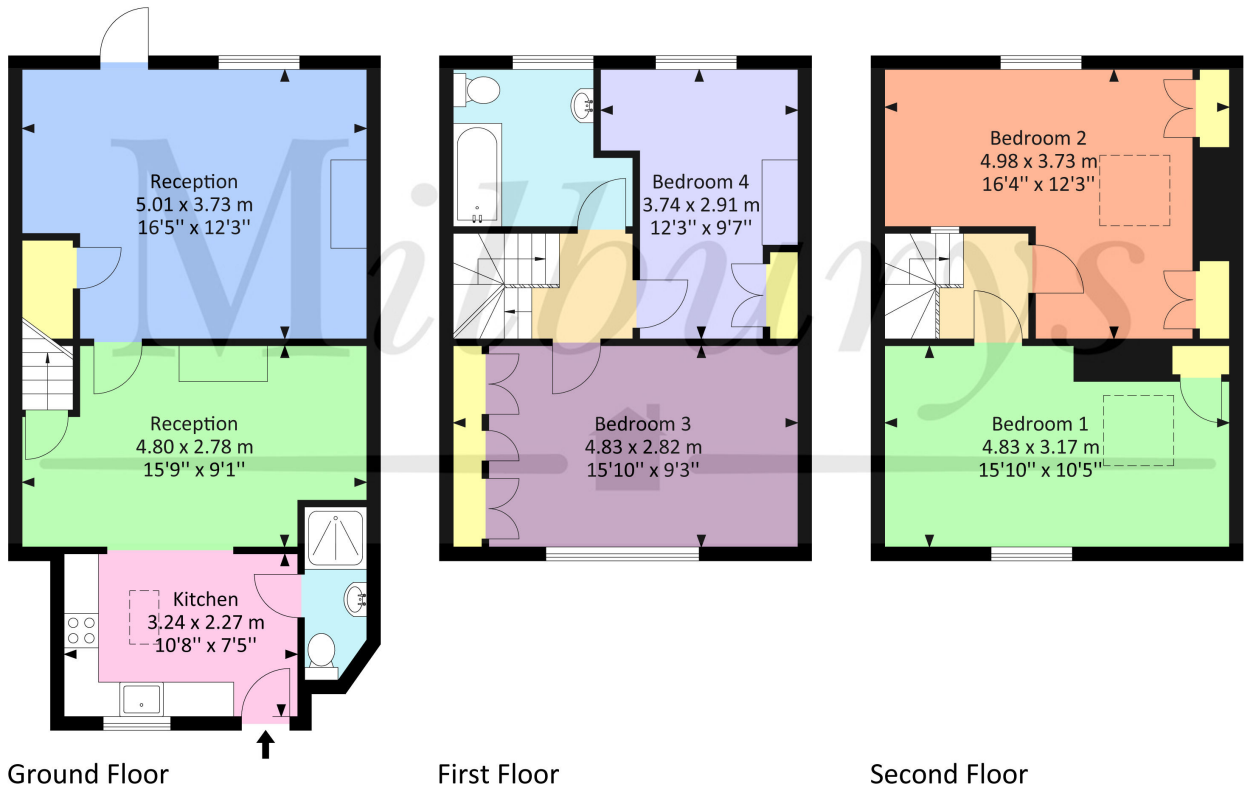
SALES LETTING MANAGEMENT



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

£375,000

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.
 Produced by Energy Plus



1 Charfield Road, Wotton-under-Edge, Kingswood, 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 are 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

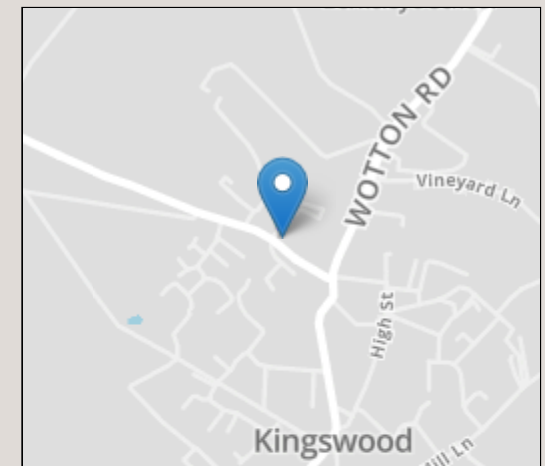
Directions

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 Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	

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

