

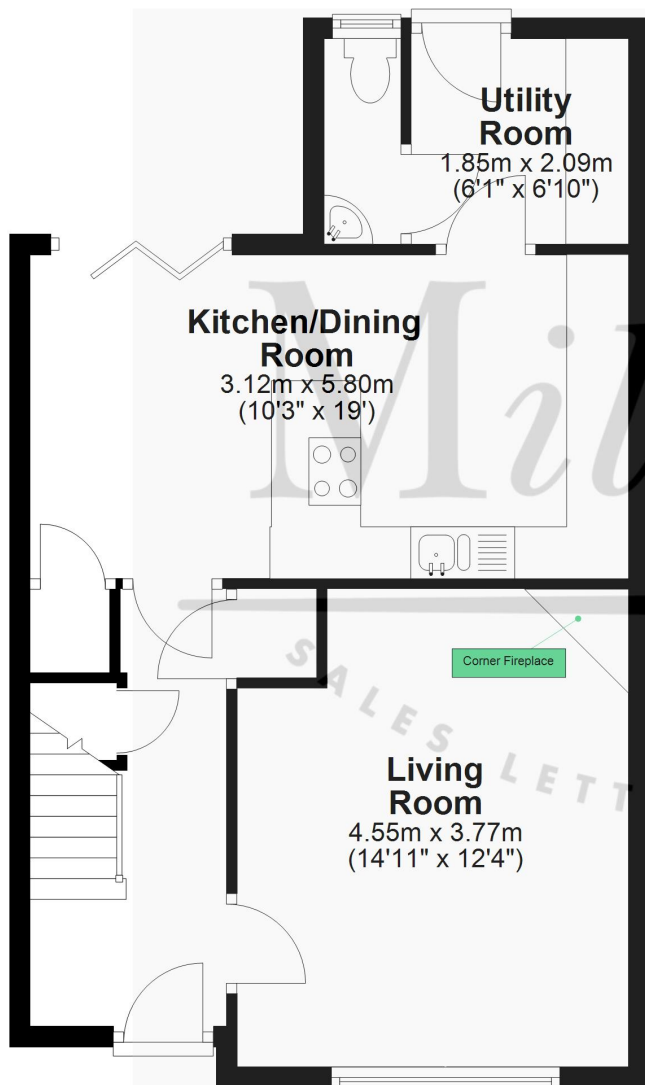


5 Weavers Close, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SE

£365,000

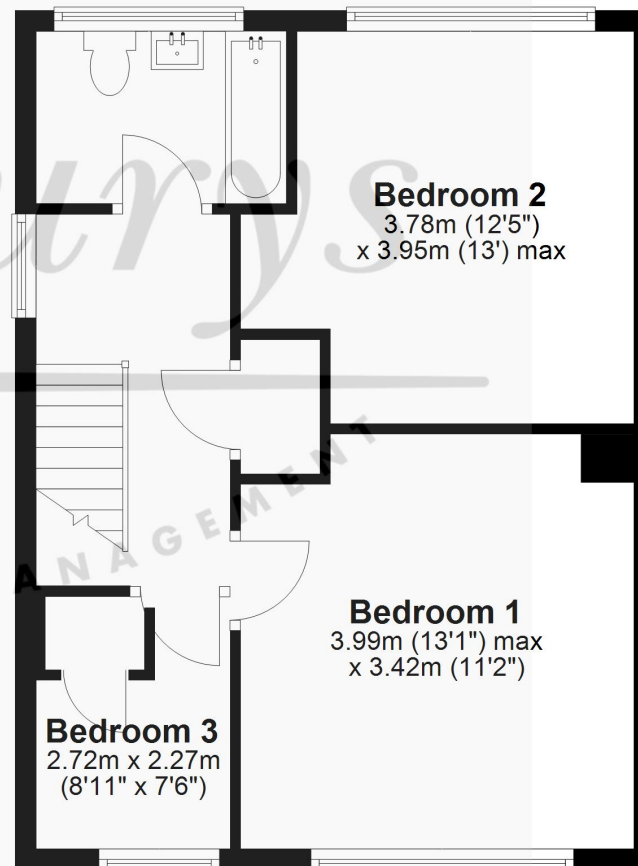
## Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 94.2 sq. metres (1013.6 sq. feet)

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

# 5 Weavers Close, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SE

Built in the 1970s, this wonderful semi-detached home is hidden within a quaint cul-de-sac location and has been renovated and tastefully updated by the current owners. An expansive driveway, offering plenty of parking, situates the front of this wonderful house and leads to the set back garage. Upon entrance, a warm and homely feeling presents itself from the airy and light hallway, complete with two generous storage cupboards. To the right, a stylish living room can be found with natural lighting flooding in through the large window. A cozy space is presented from the recently installed working wood burner. To the rear a wonderful kitchen/diner with the benefits of bi-fold doors and more storage! This a great and sociable space to enjoy entertaining friends and family- whether casual meals at the breakfast bar or formal dining occasions at the table. The kitchen is designed to offer plenty of work surface and storage space with a gorgeous modern design. A utility space adjoins with a separate WC. Upstairs, two double bedrooms and one single can be found. Bedroom one is a beautiful size with an opportunity to install built in storage to your taste whilst bedroom two features enchanting views of the surrounding countryside of Kingswood. The third bedrooms is a generous single with built in storage to ensure there is no compromise of space! The rear garden is mainly laid to lawn and certainly a size to be admired. A patio is situated at the front of the garden, making this a perfect space to sit in the summer with the barbeque sizzling or simply resting after the family football match! Tucked behind the garage, a gravel area can be found with a pond beside. A well cared for home, rarely available and presented to a high standard. The photos just don't do it justice!

## 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 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. Kingswood is within the catchment for the very popular nearby Katharine Lady Berkeley's secondary school (<http://www.klbschool.org.uk>). In the centre of the village there is the local store and The Village Inn Public House. The village has its own park and playing fields.

## Property Highlights, Accommodation & Services

- Semi Detached Family Home in Cul de Sac Location
- Recently Modernised and Renovated Throughout by the Current Owners- A Beautifully Presented Home
- Within Catchment Area to Katharine Lady Berkeley's Secondary School and Excellent Primary School
- Stunning Kitchen/Diner with Breakfast Bar and Bi-fold Doors onto the Garden
- Separate Utility And Ground Floor Cloakroom
- Generous Sized Garden with Patio Seating Area and Side Access
- New Smart Driveway with Ample Parking and Separate Single Garage
- Cosy Living Room with a Newly Installed Woodburner
- Stroud District Council - Band C

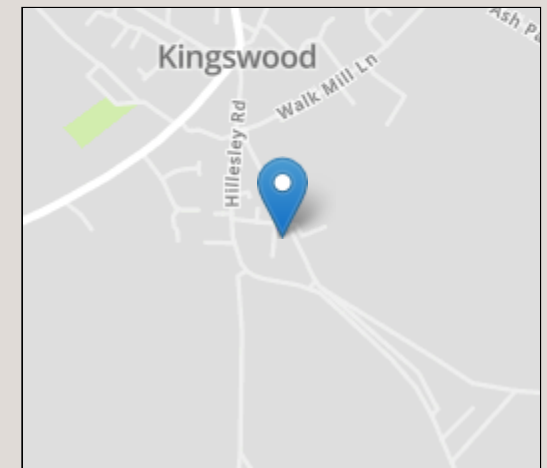
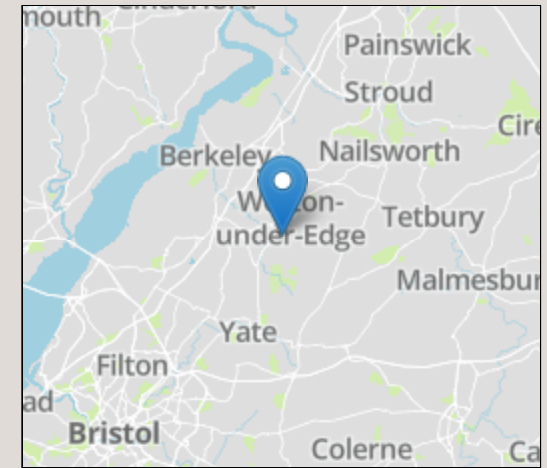
## Directions

From Wotton-under-Edge, head down New Road taking the first left toward Katharine Lady Berkeley's Secondary School. Continue until you reach The Village Inn, take the left onto Hillesley Road with Weavers Close being your second left. Follow the cul-de-sac around and number five will be on the left hand side.

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

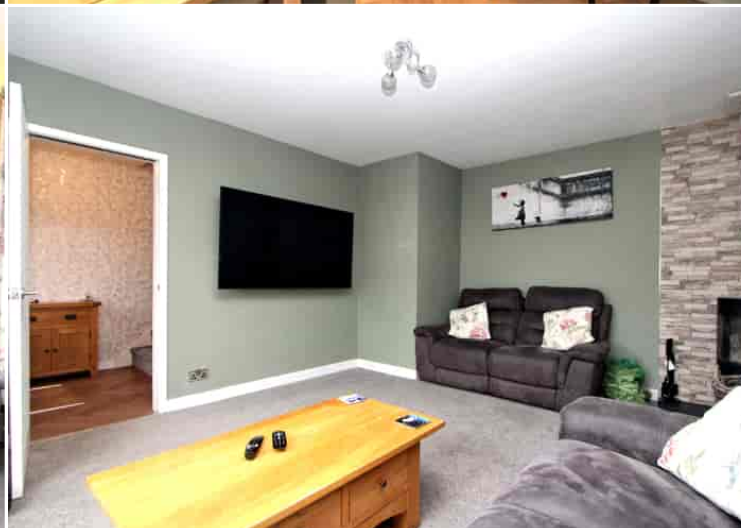
**Tenure** - Freehold

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



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