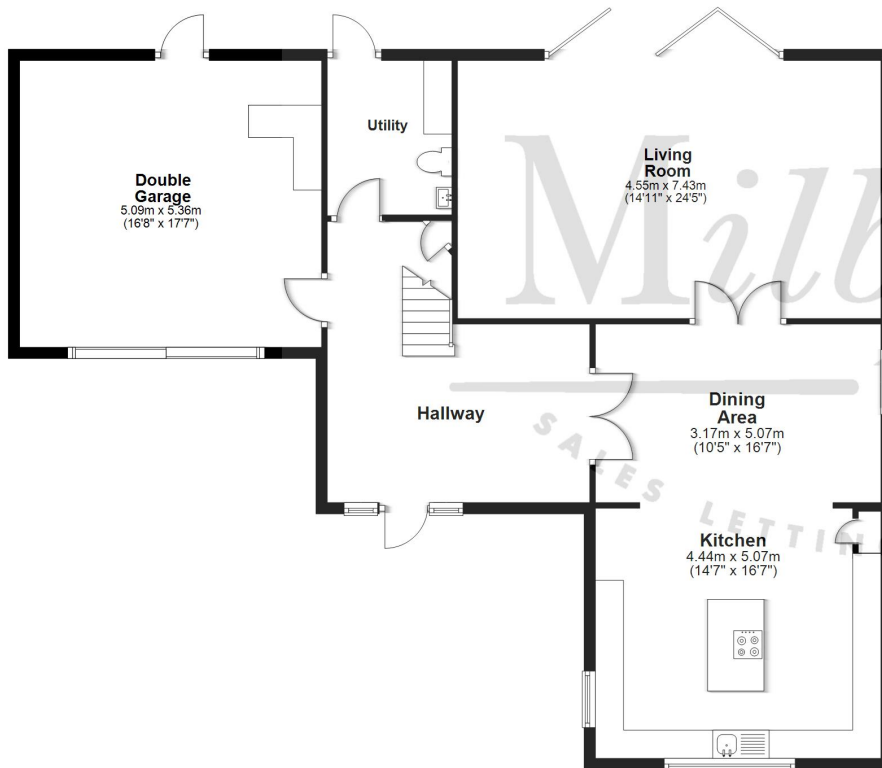




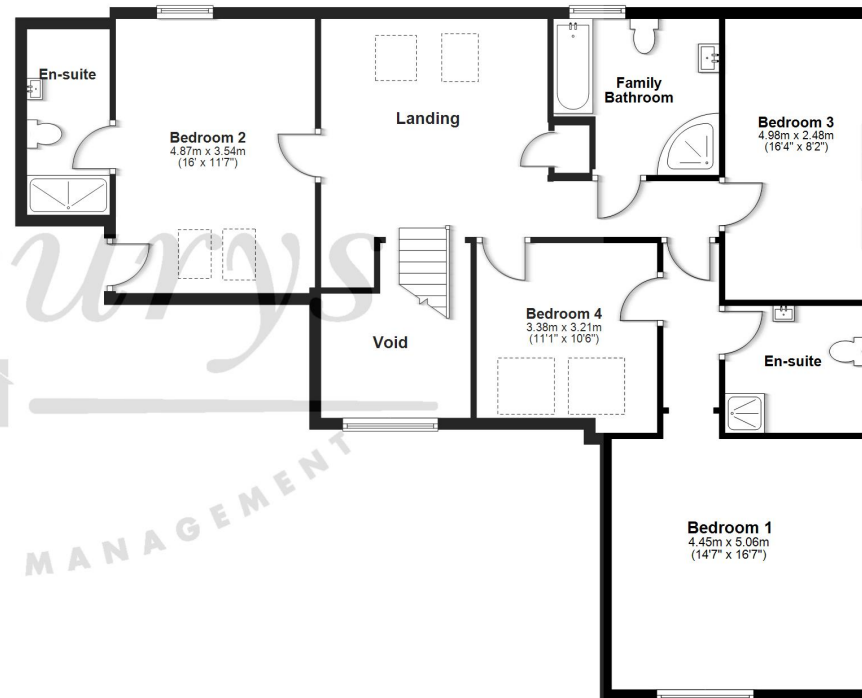
### Ground Floor

Approx. 127.2 sq. metres (1369.5 sq. feet)



### First Floor

Approx. 115.0 sq. metres (1238.1 sq. feet)



Total area: approx. 242.3 sq. metres (2607.6 sq. feet)

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

# The Thornes Charfield Road, Kingswood, Gloucestershire GL12 8SL

'The Thornes' is a breathtaking detached residence, standing out with a stunning, contemporary design. Tucked away toward the end of a private development, this property showcases show-home quality throughout. As you step inside, you are greeted by the grand, vaulted entrance hallway where you can access the entire home, with an expansive sun-lit window overhead - a truly iconic feature of this home. Feel the warmth of underfloor heating as you follow enchanting travertine tiles to the social heart of the home – the spacious kitchen diner. Well-appointed and versatile, perfect for formal dining occasions, enjoying moments with loved ones or helping the little ones with homework. Boasting a modern design, offering an abundance of cupboards and granite work surface space, featuring built-in appliances to be included in the sale and an excellent centrepiece island. To the rear, an elegant and tasteful lounge invites you to unwind with a good book, or gathered movie nights to enjoy memories with loved ones. Bifold doors open onto the rear garden, breathing natural light into the space. Additionally, the ground floor includes a practical utility room and WC (in one), and access into the integral garage – perfect for storage or conversion potential, subject to necessary consents. Upstairs, a bright and airy landing leads to four well-proportioned bedrooms and a stunning family bathroom with a freestanding bath and separate shower enclosure. The principal bedroom is a true retreat with expansive views towards Wotton Hill, an en-suite shower room, and interlinking access to bedroom four- perfect for a dressing room, nursery or home office. Bedroom two also boasts en-suite facilities, perfect for families or guests. There is a low-maintenance garden to the rear, predominantly laid with astroturf. An adoring patio area creates the perfect space to enjoy al-fresco dining when the weather allows, and is bordered by raised flower beds, adding a splash of colour and a haven for bees and butterflies. The front is blessed with a selection of plants and shrubs, with an extensive herringbone driveway extending from the property providing generous off-road parking. A short walk to local shops, schools and The Kingswood Village Inn, 'The Thornes' effortlessly combines style, comfort and convenience.

## 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

- Substantial Detached Four Bedroom Residence
- Four Double Bedrooms - Principle & Guest Bedroom With En-Suite Shower Room
- Underfloor Heating to the Ground Floor
- Tavertine Stone Tiles Throughout The Ground Floor, Granite Kitchen Worksurfaces and Integrated Appliances
- Elegant Lounge With Bi-fold Doors To Low Maintenance Rear Garden
- Immaculate 'As-New' Finish Throughout
- Views of Wotton Hill and Countryside Beyond
- Within Walking Distance To Kingswood Primary School, SPAR Shop, Kingswood Village Inn and Katharine Lady Berkeley's Secondary School
- Generous Driveway with Ample Vehicular Parking and Integral Double Garage
- Stroud District Council - Band F

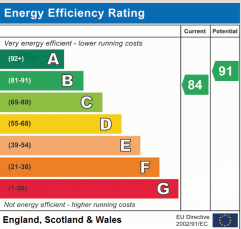
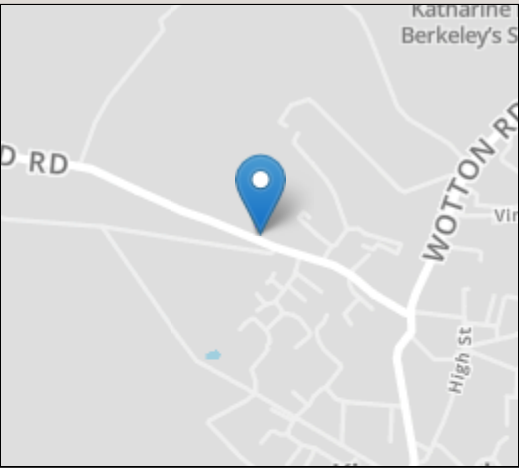
## Directions

Approaching Kingswood in an easterly direction from the roundabout by 'Renishaw', pass the turning into Tyndale View on your right hand side Turn into this shared driveway and bear right, The Thorns will be directly in front.

## Local Authority & Council Tax - Stroud District Council - Tax Band F

## Tenure - Freehold

## Contact & Viewing - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



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