



62 Walk Mill Lane, Kingswood, Gloucestershire, GL12 8SA

- Detached Property Requiring Renovation in Substantial, Secluded, Plot
- Sought After Village Location
- Attached Cottage with Reception Room and Bedroom
- No Onward Chain
- Formerly Two Cottages now Offered as One Property
- Main Property with Sitting Room, Kitchen, Bathroom, Two Bedrooms and Attic Bedroom
- Further Single Storey Annex Potential
- Excellent Scope for Improvement

Guide Price £475,000



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A rare opportunity to purchase this detached property, formerly two cottages, with further single storey annex with potential, tucked away in the sought after village of Kingswood, Nr Wotton under Edge. Sitting in a substantial and secluded plot the property requires complete refurbishment but would make a fantastic family home when finished. The main stone and render property is entered via a hallway which leads to the ground floor bathroom with bath, wc and wash-hand basin. The kitchen is to the rear of the property with gas boiler supplying the heating with window to side. There is also a sitting room with window and window seat overlooking the gardens. A staircase from the sitting room leads to the first floor where you will find the main bedroom with window to the front. This room gives access to the second bedroom with walk-in cupboard. The main bedroom also gives access to the second floor where you will find a generous attic bedroom with vaulted ceiling with exposed beams and further window, again overlooking the substantial gardens.



A further wooden door leading from the gardens leads to the attached brick and render building. This property has a ground floor reception room with two cupboards. There is a fireplace to the back wall with a thumb latch door and wooden staircase giving access to the first floor bedroom with window overlooking the garden. On leaving this property a further wooden door gives access to the potential annex which is a stone and render, single storey building with vaulted ceiling, exposed beams and brick built fireplace. There is also a window overlooking the garden.



Outside the property is accessed via a private, no through lane leading to two further properties. A wooden fence and gate leads to the substantial plot with conifers and shrubs offering privacy.

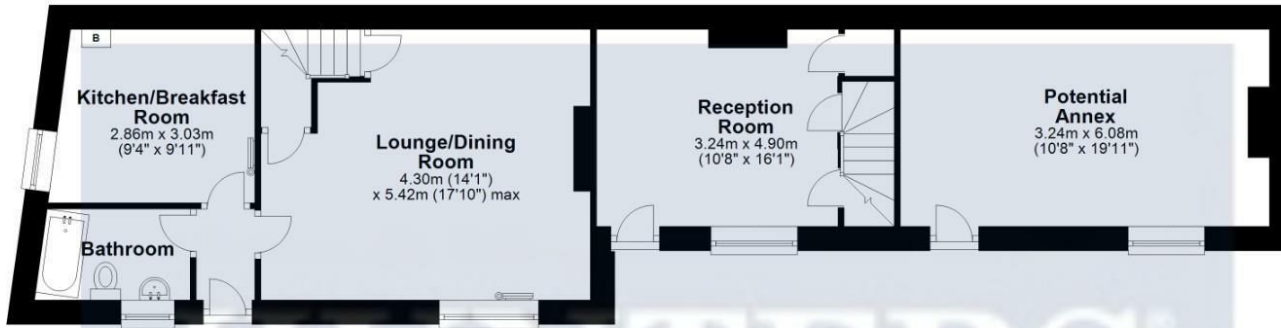
The village of Kingswood is located approximately 1 mile from the market town of Wotton under Edge. Situated on the edge of the Cotswolds at the foot of the escarpment, this thriving village has a community spirit with its own Primary School, general store with Post Office, a local village pub and village hall with lots of local activities. The property is within close proximity of the village centre and shop yet equally close to walks and countryside. Wotton under Edge is a typical Cotswold market town which provides good local amenities for everyday needs, including two primary schools and the highly reputable Katharine Lady Berkeley Secondary School, local shops, pubs, restaurants and services including doctors and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. The M5 Motorway is approx 5 miles away, Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Cam and Dursley (7 miles), which is on the Bristol to Birmingham line, offering services to Bristol Parkway.



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Ground Floor
Approx. 74.8 sq. metres (805.5 sq. feet)



First Floor
Approx. 55.4 sq. metres (596.0 sq. feet)



Second Floor
Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Viewings

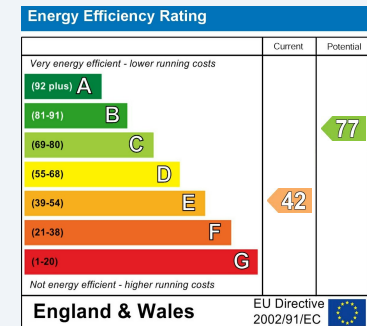
Please contact dursley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

