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16 Walk Mill Lane

Kingswood, Wotton-Under-Edge, GL12 8RZ

Asking Price £237,500



Council Tax: B



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Beautifully presented, this terraced cottage, found in the sought after village of Kingswood, Nr Wotton under Edge, has been lovingly upgraded by the current vendors. On entering the property you are met by a sitting room with window to the front aspect with French Oak window cill. The multi-fuel stove with English Oak beam above is the centre piece of the room with exposed stone walling. The sitting room also has a radiator, fitted cupboards, ceiling spot-lights and an English Oak door leading to the inner hallway. The inner hallway has an under-stairs cupboard, again with English Oak door with stairs leading to the first floor with an under-stairs cupboard with English Oak cupboard door. The inner hallway leads to the bathroom, kitchen and first floor. The bathroom, which is well appointed, with skylight window, part tiled walls, bath with over-bath shower, chrome heated towel rail and circular sink set with a handy unit below and wc. This room also houses the Vaillant boiler. At the rear of the property you will find the fitted kitchen with stable door leading to the rear garden. The kitchen has a range of contemporary wall and base units with wood work-surfaces with inset ceramic sink with mixer tap and tiled splash-backs. The stone flooring has under-floor heating. The oven is fitted with an induction hob with extractor over. There is also space for a washing machine and a fridge/freezer (the fridge/freezer by negotiation).

The first floor has a landing area giving access to the two bedrooms. The main bedroom, with freestanding wardrobes, is found to the front of the property with window and English Oak beam above. There is also, believed to be, an original fireplace with radiator. The second bedroom is found to the rear of the property with window with French Oak cill overlooking the garden. There is also a radiator in this room.

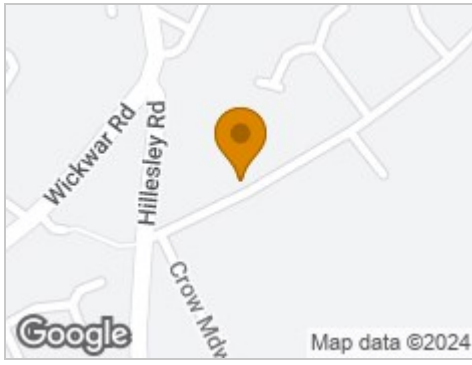
Outside the property has a well established rear garden with flagstone patio with wood-store and picket fencing. There are raised borders with an array of plants and shrubs with a brick and paved path leading down the garden. There is also a lawned area with further log store and shed measuring 6ft x 4ft approx.

The popular 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.

- Delightful Cottage in Sought after Village
- Extensively Updated by the Current Vendors
- Sitting Room with Multi-Fuel Stove
- Contemporary Kitchen with Stable Door to Garden and Under-Floor Heating
- Bathroom
- Landing Area leading to Two Bedrooms
- Well Established, Private Rear Garden with Garden Shed
- Viewing Essential



Road Map



Hybrid Map



Terrain Map



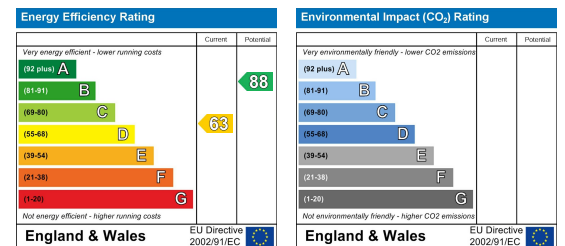
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

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