

hunter  
french



6 Bramley Close, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8SF

A well-presented, four-bedroom link-detached home with a low maintenance garden, garage and off-street parking set in a quiet cul-de-sac in the heart of the village. Offered to the market with no onward chain.

This particular house was built in 1984 and offers well-proportioned rooms across two floors, reaching approximately 1261sq.ft. At the rear is a landscaped low maintenance garden complete with a detached studio at the far end. At the front of the house there is a driveway providing off-street parking and a single garage is located in a block of garages accessed via a shared driveway, adjacent to the house.

The property is entered into a contemporary entrance lobby with a vaulted ceiling and full-height windows to either end, as well as a tiled floor. Just off the lobby area is a downstairs cloakroom, and to other side is a door leading into the entrance hallway of the main house. From here doors leads to both the kitchen and living room, a useful double width storage cupboard and there is a staircase rising to the first floor. The welcoming kitchen/diner is a sociable space with an excellent range of wall and base cabinets fitted throughout. There is space and plumbing for a dishwasher and washing machine as well as space for a fridge/freezer and gas cooker. A glazed door at the far end of the room leads out onto the rear garden. The sitting room runs the depth of the property, enjoying a dual aspect to let in plenty of natural light. There is a log burning stove which makes a real focal point to the room, and French doors open out onto the low maintenance rear garden.

Upstairs the property is deceptively spacious due to its unique design and the wonderful master bedroom suite which sits over the driveway. From here there are stunning countryside views to enjoy towards Wotton-under-Edge and the Cotswold escarpment. The room benefits from an en-suite shower room and a large, full-width walk-in wardrobe. There are three further bedrooms, a large airing-cupboard and a spacious family bathroom.

Outside to the front of the property a gravelled driveway provides parking for two vehicles. The fully enclosed rear garden provides a peaceful and private outside space with both patio and decked areas, alongside established planted beds and borders. The studio/garden room offers further flexible space as a home office, studio or garden room. There is gated side access onto the shared driveway which leads to the garage block where the single garage for this property is situated.



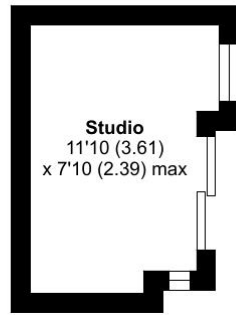
We understand the property is connected to mains gas, electricity, water and drainage. Council tax band E (Stroud Council).

EPC – D(68).

Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is within walking distance. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.

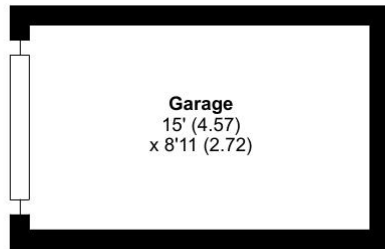
Guide Price £450,000





**Studio**  
11'10 (3.61)  
x 7'10 (2.39) max

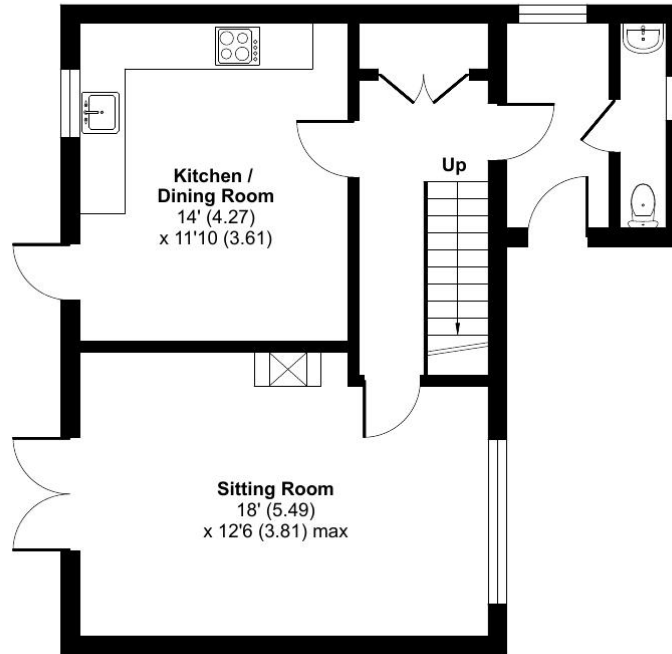
**OUTBUILDING**



**Garage**  
15' (4.57)  
x 8'11 (2.72)

Approximate Area = 1261 sq ft / 117.1 sq m  
Garage = 135 sq ft / 12.5 sq m  
Studio = 88 sq ft / 8.1 sq m  
Total = 1484 sq ft / 137.7 sq m

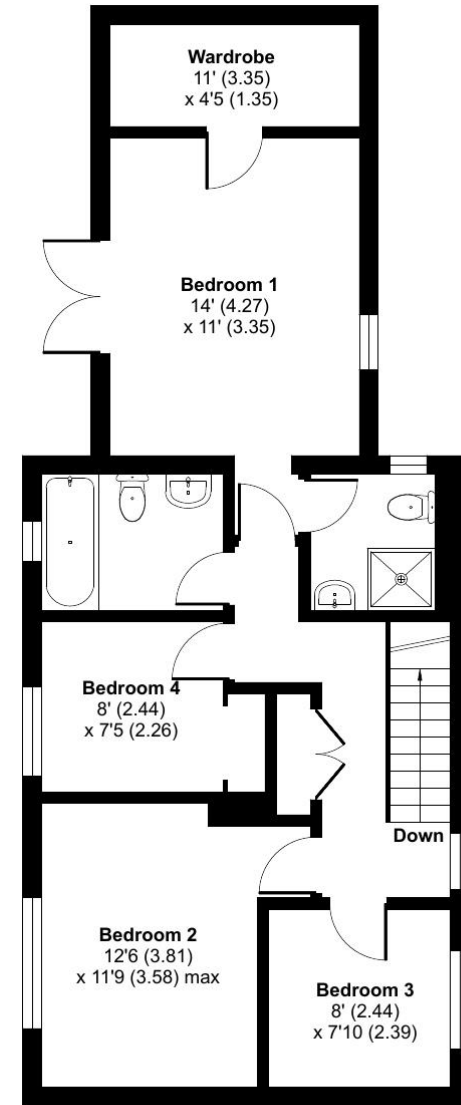
For identification only - Not to scale



**Kitchen /  
Dining Room**  
14' (4.27)  
x 11'10 (3.61)

**Sitting Room**  
18' (5.49)  
x 12'6 (3.81) max

**GROUND FLOOR**



**Wardrobe**  
11' (3.35)  
x 4'5 (1.35)

**Bedroom 1**  
14' (4.27)  
x 11' (3.35)

**Bedroom 4**  
8' (2.44)  
x 7'5 (2.26)

**Bedroom 2**  
12'6 (3.81)  
x 11'9 (3.58) max

**Bedroom 3**  
8' (2.44)  
x 7'10 (2.39)

**FIRST FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sage Residential. REF: 1075868

Wotton-under-Edge Office  
32 Long Street  
Wotton-under-Edge  
GL12 7BT

Town and Country Specialists

01453 796333  
wotton@hunterfrench.co.uk  
www.hunterfrench.co.uk