

hunter
french



Heron Cottage, 7 Hillesley Road, Kingswood, Wotton-under-Edge, GL12 8RU

Positioned on the edge of the village with charming views sits this outstanding home set over three floors with beautifully proportioned rooms. Every room is filled with a wealth of character features and finished to an exceptionally high standard throughout.

Heron Cottage is believed to date back to 1825 and originally formed part of the building that was the workhouse to the local mill. Since then, the building has altered from its' 19th Century origins and is now divided into three cottages. This particular home has been under the current ownership since 2006 and in this time has been beautifully updated with sympathetic additions along with characterful features being exposed and highlighted throughout its' three floors. The accommodation is arranged in a very practical layout and reaches approximately 1430sq.ft.

Entering via the front door opens into a handy porch which has space for hanging coats and storing shoes before leading through a partially glazed oak door to the hallway. From here stairs rise directly ahead to the first floor, and a limestone flagstone floor flows from here throughout the entire ground floor. The sitting room is of great proportions with high ceilings and natural light fills the space from the tall window overlooking the front garden with views towards the Cotswold escarpment in the distance. The fireplace with an exposed stone arched mantel and a wood burning stove inset on a slate hearth creates a real focal point to the room. Underneath the stairs the vendors have built some very discrete, yet useful storage cupboards with decorative doors. Fully glazed double doors open into the kitchen/dining room at the rear of the house. The connecting doors allows the ground floor of the house to work as an open plan space if desired, and with the French doors that open onto the garden from here, the space naturally opens further during the warmer months. The kitchen is open to the dining area and comprises an attractive range of bespoke solid wood cabinets with a Belfast sink inset and a central island unit all finished with wooden worktops. There is an integrated dishwasher along with space for a washing machine, range cooker and fridge freezer. Another window from the kitchen area overlooks the rear garden.

Reaching the first-floor landing provides access to two of the bedrooms, the principal bathroom and further stairs that rise to the master suite on the second floor. At the front is a picture window, which has been added by the vendors, and really captures the charming rural outlook. One bedroom on this floor is a comfortable double, complete with a window seat, and the other a generous single.



The family bathroom is a neutral yet stylishly presented room with a tiled floor and vaulted ceiling with exposed painted beams. The focal freestanding bath makes a real statement.

The entirety of the second floor is dedicated to the master suite, which is an inviting space with a vaulted ceiling and exposed beams throughout. The large picture window with wooden shutters has a deep window seat inset making the perfect spot to sit and admire the superb, elevated views across the countryside that surrounds the village. This room is equally well appointed on a practical basis too, with an en-suite shower room and a generous collection of fitted wardrobes.

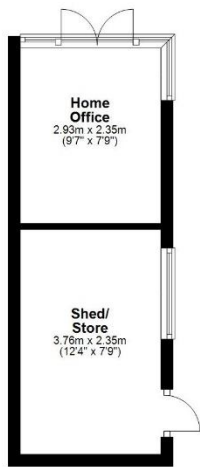
Externally, to the front of the property there is a gravel driveway providing parking for several vehicles. A path leads to the front door and there is a small front garden which is screened from the driveway by a mature hedge. A path leads to the side of the house to the very pretty rear garden. There is a flagstone patio terrace directly along the back of the property, which is semi covered by a pitched canopy and incorporates a log store to one end. At the far end of the patio a low stone wall with a picket gate inset opens into the main area of the garden, which is predominantly laid to lawn with mature, well stocked borders and a specimen fruit tree. A stepping stone pathway meanders its way through to the far end of the garden. Beyond the lawn is a shingle area and a timber outbuilding that is split into two portions providing a store and a summer house. The summer house has glazed French doors that open onto a delightful vista at the end of the garden overlooking a pond set within raised reclaimed sleepers.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (Stroud District Council). EPC – E(53).

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 very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.

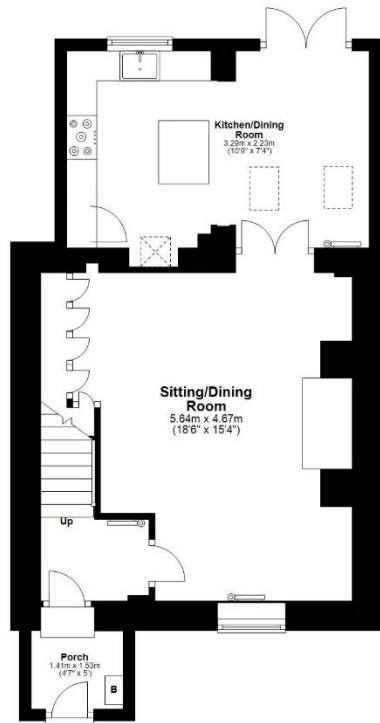
Guide Price £475,000





Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



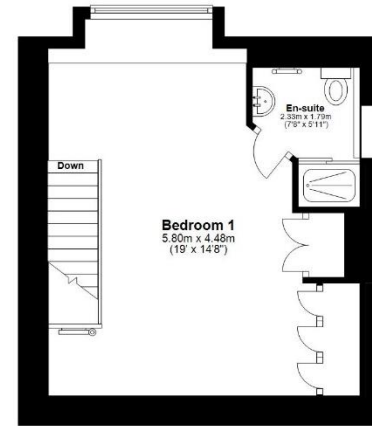
First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 132.9 sq. metres (1430.2 sq. feet)

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