

hunter
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Field View, 48a Hillesley Road, Kingswood, Wotton-under-Edge, GL12 8RU

Enjoying an outlook across the Gloucestershire countryside, a detached, four double bedroomed family home with fantastic potential. Accompanied by generous off-street parking, a double garage and enclosed rear garden. Offered to the market with no onward chain.

Field View, as its name suggests, sits on the outskirts of the ever-popular Kingswood village with a delightful southerly outlook across the surrounding farmland. The property is understood to have been built in the 1990's and offers well-proportioned rooms set across two floors, currently reaching approximately 1552sq.ft, excluding the garage. The property offers fantastic scope for the next owners to make their mark and, subject to the relevant permissions, alter or enlarge the accommodation to suit their needs. A great benefit is the generous driveway that runs alongside the property and around to the rear, where there is a double garage and enclosed rear garden.

The accommodation is commenced via a front porch, which is an ideal area for kicking off coats and shoes before naturally flowing through the main front door into the entrance hallway. From here there are doors to two of the reception rooms, access to a downstairs cloakroom with W.C and wash basin, plus stairs that rise to the first floor with a useful area underneath that could be utilised for storage. To the left-hand side of the hallway is the impressively sized main sitting room. This space is filled with natural light due to the dual aspect of a window to the front and patio doors to the rear, plus there is a working open fire with a gas connection that sits centrally within the room. Across the hallway the second reception room is a natural dining space with another window to the front. This room leads onto the kitchen/breakfast room that sits to the rear of the property and comprises generous space for both the kitchen and a breakfast table and chairs. The kitchen itself is well-appointed with a generous range of fitted wall and base units, plus a peninsular that sits centrally providing further worktop space. There is an integrated dishwasher, electric oven, gas hob and extractor hood, plus space for an undercounter fridge. Beside the kitchen is a utility room with further fitted units and a sink and drainer, plus space and plumbing for a washing machine, tumble dryer and tall fridge freezer. A door from here opens onto the rear garden and driveway. There is another door leading off the kitchen into the attached double garage, which has a water tap, power and lighting.

Heading back to the hallway the stairs rise to a central landing that has doors to all four bedrooms, the family bathroom and a double sized airing cupboard. All four bedrooms are of double proportions, and all accompanied with fitted wardrobes. The master bedroom sits to the front of the house and enjoys the best of the views from the house, and also benefits from an en-suite shower room. The family bathroom comprises a white suite with a shower over the bath.



Externally the front is bordered by a stone wall and both a pedestrian and vehicular wooden gate. The front garden area is paved throughout which handily provides further parking if needed, however the tarmacked driveway flows along the side of the property to a parking area and access to the double garage. The rear garden is found beyond this and is all laid to a level lawn and enclosed by fencing to all sides. There a patio terrace situated to one corner, which is a great spot to enjoy the sunshine during the summer months. There is also a very handy pedestrian gateway along the side boundary that provides access to neighbouring Weavers Close.

We are advised the property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Stroud District Council). The property is freehold. EPC – C (70).

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.

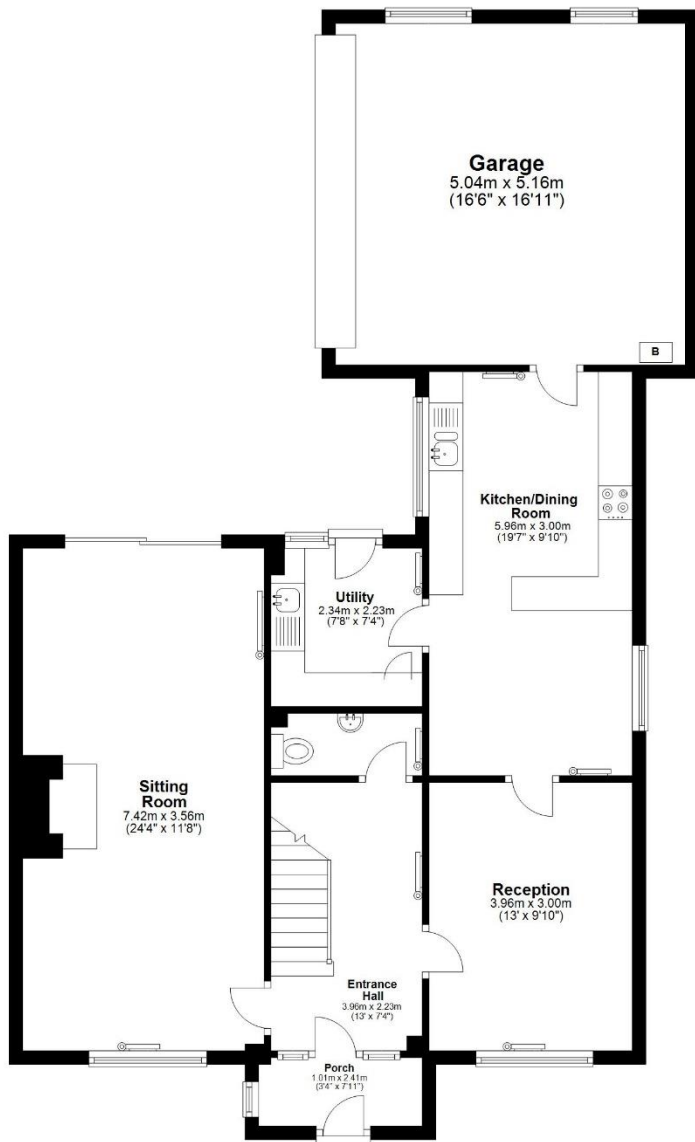
Guide Price £550,000



Ground Floor

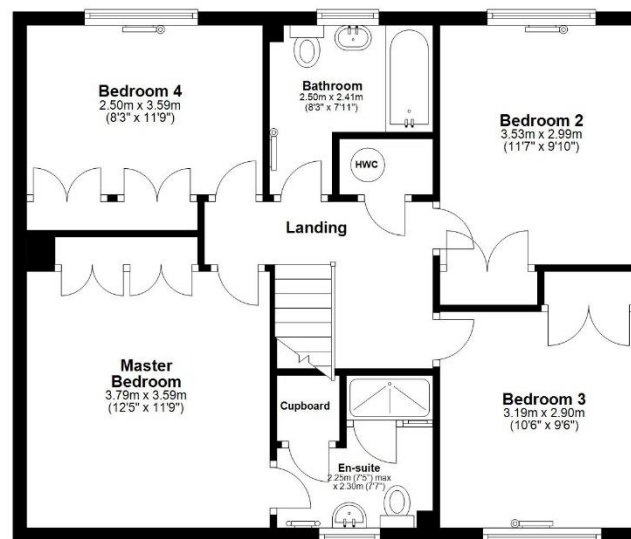
Main area: approx. 77.2 sq. metres (830.9 sq. feet)

Plus garages: approx. 26.0 sq. metres (280.0 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.7 sq. feet)



Main area: Approx. 144.2 sq. metres (1552.6 sq. feet)

Plus garages: approx. 26.0 sq. metres (280.0 sq. feet)