

hunter
french



10 Wickwar Road, Kingswood, Wotton-under-Edge GL12 8RF

A charming and beautifully presented, two-bedroom mid-terrace cottage with a southerly facing, enclosed garden with the added benefit of an outbuilding, studio and storage shed.

10 Wickwar Road is a superb and inviting home believed to date back to the 1800's. The property has been under the same ownership for the last 10 years and has been lovingly updated and maintained over this time.

The property is entered into the kitchen/dining area which benefits from a double aspect. The space has been thoughtfully designed with an excellent range of base cabinets and space for an oven, fridge/freezer and space and plumbing for a dishwasher. There is room for a table to one side and a door at the far end leads out to the rear garden. The adjacent sitting room is an inviting room with two windows looking out to the rear garden and the feature fireplace makes an attractive focal point to the room. To one corner of the room double doors opens to the staircase rising to the first floor. There is also an understairs cupboard which houses the gas central heating boiler and provides useful storage space. On the stairwell there is a window providing natural light to the landing.

The landing area on the first floor provides access to the two bedrooms and the bathroom. The master bedroom is a beautifully proportioned room with alcoves to either side of the chimney breast and one side has built-in shelves. There is also a fitted hanging rail for clothes fixed along the opposite wall. The second bedroom is a single room and is currently used as a study. The bathroom is thoughtfully configured with a modern white suite comprising a panelled bath with a shower over, wash hand basin and WC.

Directly to the front of the property is a practical hard standing area running the length of the house with a flower border running alongside. The rear garden enjoys a southerly aspect and has a superb, covered patio terrace that provides the perfect place to sit and admire the garden. Just off the patio is an outbuilding which is used as a utility room with space and plumbing for a washing machine and tumble dryer. The rest of the garden is predominantly laid to lawn with a specimen fruit tree. A path meanders through the garden to the studio in one corner which has power and light, and a practical storage shed sits to the other side.



We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band B (Stroud District Council). The property is freehold.

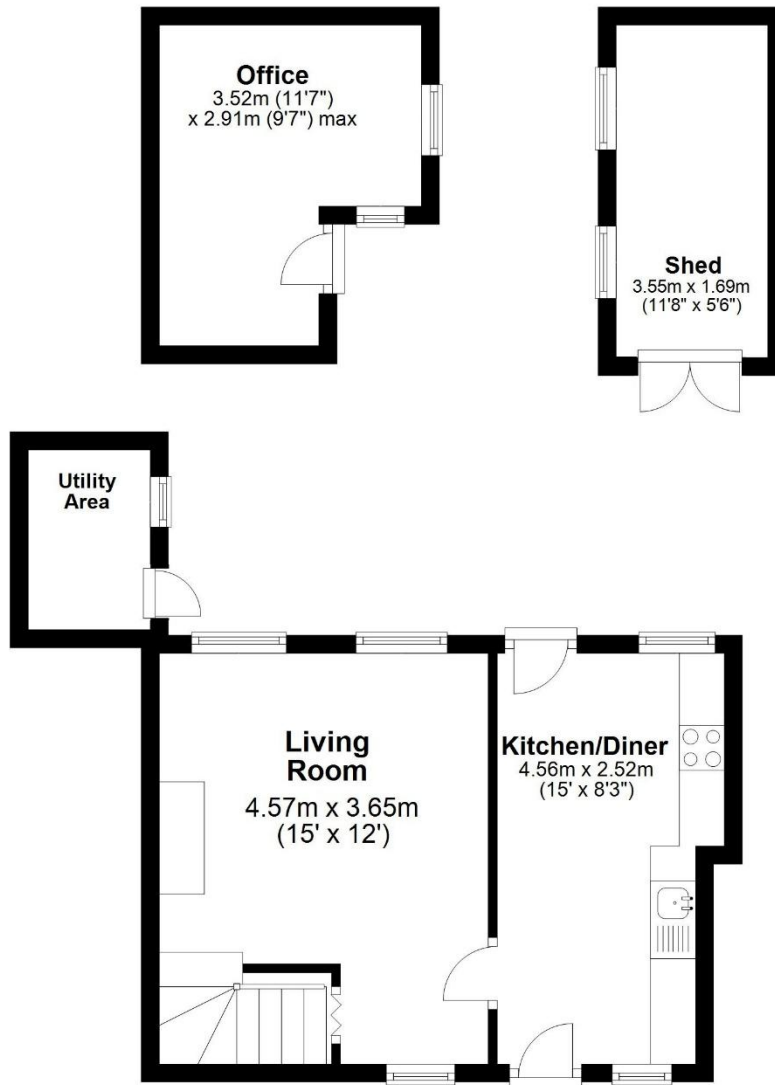
EPC – C(72).

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 Katharine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge.

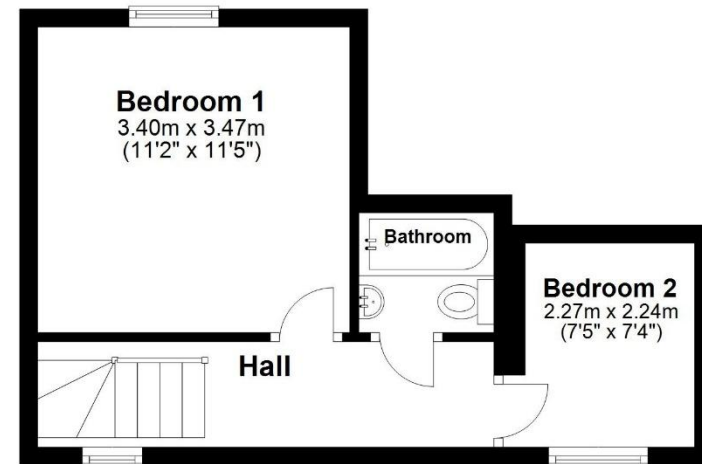
Guide Price £287,500



Ground Floor



First Floor



Total area: approx. 52.8 sq. metres (568.8 sq. feet)