

A photograph of a two-story house. The front part of the house is painted a light cream color and has a bright blue door with a small window and a brass handle. There are three white-framed windows on the front facade. To the left of the door is a small white mailbox. A black downspout runs down the side of the house. The garden in front is a mix of lawn and various plants, including some in pots. To the right, there is a large, dense green bush. In the background, another house made of stone is visible, along with two brick chimneys and a television antenna. The sky is blue with some clouds.

hunter  
french

9 Abbey Street, Kingswood, Gloucestershire, GL12 8RN



A quintessential mid terrace, four-bedroom Grade II Listed cottage of excellent proportions with mature gardens, nestled in the very heart of this charming village.

9 Abbey Street is believed to date back to the 1600's and forms part of a row of cottages adjacent to the 15<sup>th</sup> Century gatehouse that once controlled access to Kingswood Abbey. Under the current ownership for the last 27 years, it has been lovingly maintained to create a wonderful family home with just under 1,679sq.ft of living space set over three floors. Throughout the property there is an abundance of period features such as sash windows, fireplaces, exposed beams and floorboards.

The wooden front door opens into the welcoming central entrance hall, off which the sitting room, dining room and kitchen/breakfast room are situated. The inviting sitting room boasts an open fireplace with a stone hearth which makes a lovely focal point to the room. To one corner of the room there is a recess where a spiral staircase was once located, now no longer here this space has been dedicated to a discrete storage area. A window at the far end of the room with a window seat beneath provides wonderful views over the rear garden. Permission has been granted to install French doors out to the garden, should the new owner so desire. The formal dining room sits across the hallway from the sitting room with a lovely outlook to the front garden. This elegant room has an open fireplace with alcoves to either side.

The kitchen/breakfast room is situated at the end of the hallway and runs the width of the cottage. The room is filled with natural light from the window, roof windows and partially glazed door opening to the rear garden. There is an excellent range of built in base cabinets with solid wooden worktops and an integrated dishwasher and water softener. In addition, there is space and plumbing for a washing machine and space for an oven and fridge freezer. Along one wall is bespoke fitted floor to ceiling cabinetry, providing further excellent storage space.

Stairs from the hallway rise to the first-floor landing where three bedrooms and the family bathroom are situated. Two of the bedrooms are well proportioned double rooms and one a single, which is currently used as a study.

From the first floor landing a turned staircase ascends to the second-floor attic space and the principal bedroom. An open landing space is approached ahead of a door into the bedroom, which has a vaulted ceiling and filled with light from the two Velux windows. To one side of the room is a built-in wardrobe and eaves storage. An ensuite shower room, also with eaves storage completes the accommodation.

## Guide Price £425,000





To the front of the cottage a wrought iron gate takes you into the lawned garden with well stocked borders and a path leading to the front door. At the rear there is a pretty, established garden which is enclosed. A pedestrian gate provides access out to the front of the property. A gravel area borders the house ahead of a patio terrace, which is a delightful area for outdoor dining during the summer months ahead of a lawn with mature borders and specimen trees. At the far end of the garden is a useful greenhouse and timber shed.

There is a private parking space in the village belonging to the current owners, which is available under separate negotiation.

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

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, Kingswood is also in the catchment area for the highly regarded Katharine Lady Berkeley (KLB) secondary school which sits on the outskirts of Wotton-under-Edge.

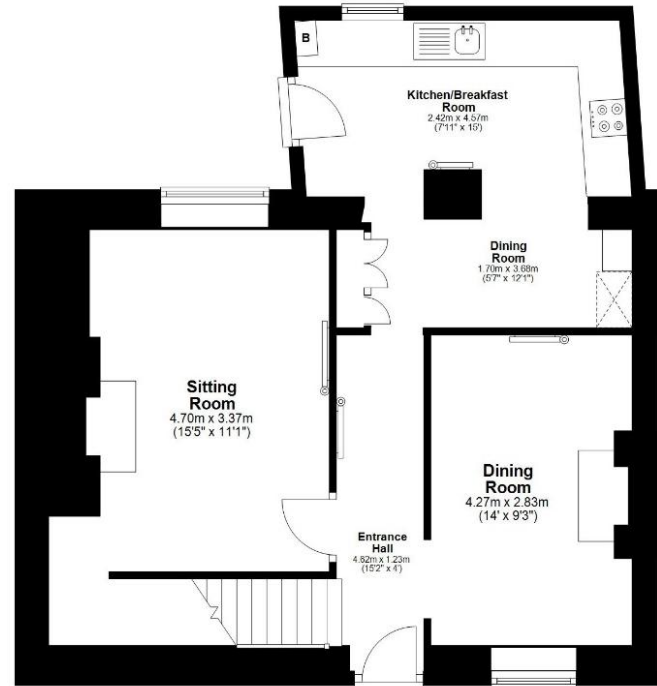






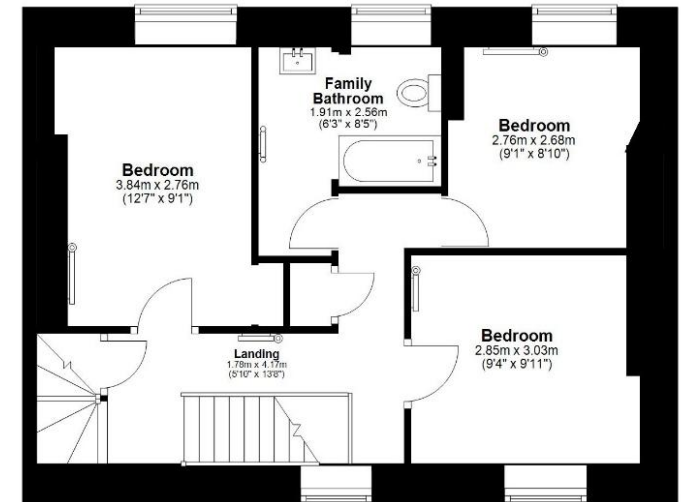
### Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



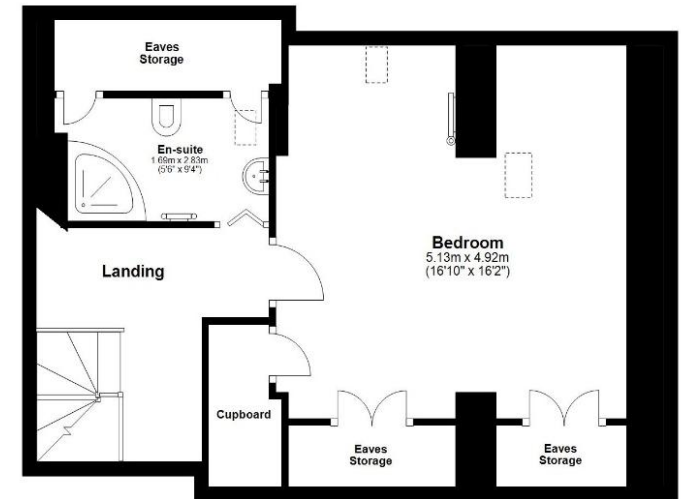
### First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



### Second Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



Total area: approx. 156.0 sq. metres (1678.8 sq. feet)

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