

hunter
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7 Wotton Road, Kingswood, Gloucestershire GL12 8RA

A handsome and substantial five-bedroom Grade II* listed period property providing flexible living accommodation. Set within the heart of this popular village and within walking distance of the highly regarded Katharine Lady Berkeley secondary school.

7 Wotton Road is a beautifully appointed property, and its' origins are believed to date back to the late 15th Century as the guesthouse to Kingswood Abbey before becoming an inn and later a private residence. The living accommodation, which is arranged over two floors, extends to just over 3219sq.ft and boasts a wealth of character features including several stone fireplaces, moulded beams, sash windows, some with working shutters, panelling and a charming glass panel in the hallway from when the house was an inn. The house and railings are Grade II* Listed as being of special architectural and historical interest. In addition to this generous living space, there is an extensive attic that spans the house.

The property is entered into a porch ahead of an inner door leading into the entrance hall with a downstairs WC at the far end. Off the hallway an area has been dedicated as a snug which is a charming space with an open-hearth fireplace. The impressive sitting room sits adjacent to the snug and is a room of excellent proportions and filled with natural light from two sash windows to the front and two further windows to the side elevation. A fireplace with a stone surround and wood burner makes a wonderful focal point to the room, along with a portion of exposed parquet flooring. The kitchen/dining room is at the rear of the property and is a generous space with a good range of base and wall cabinets with an island unit and walk-in pantry to one corner. A door to the other corner leads to the courtyard garden.

An original wooden turned staircase with original panelling ascends to a generous open landing area which provides doors to the five bedrooms and family bathroom. The master bedroom enjoys two sash windows to the front plus exposed elm floorboards throughout. There is an en-suite bathroom and walk-in wardrobe that accompany the room. There are four further double bedrooms, one has a dressing area and two share a Jack and Jill bathroom. One of these rooms is uniquely accompanied with an adjacent kitchenette allowing an independent area within the house to be created if an owner required – ideal for a dependent relative or adult children. A further staircase off the landing rises to the attic space which is an incredible space with original exposed beams. This is currently used as a fantastic storage space, but subject to relevant permissions does offer the scope for conversion.



There is a low maintenance courtyard garden at the rear which has an outdoor seating area and established wall/climber plants. The courtyard can be accessed from two rooms of the house and there is a pedestrian door leading into the garage which has a further set of full height wooden double doors leading out to the front of the property.

We are informed the property is connected to all mains services; gas, electricity, water and drainage. Council tax band G (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, village hall and tennis courts. In addition to the primary school situated in the heart of the village, Kingswood is also in the catchment area for the highly regarded Katherine Lady Berkeley (KLB) secondary school which sits on the outskirts of Wotton-under-Edge.

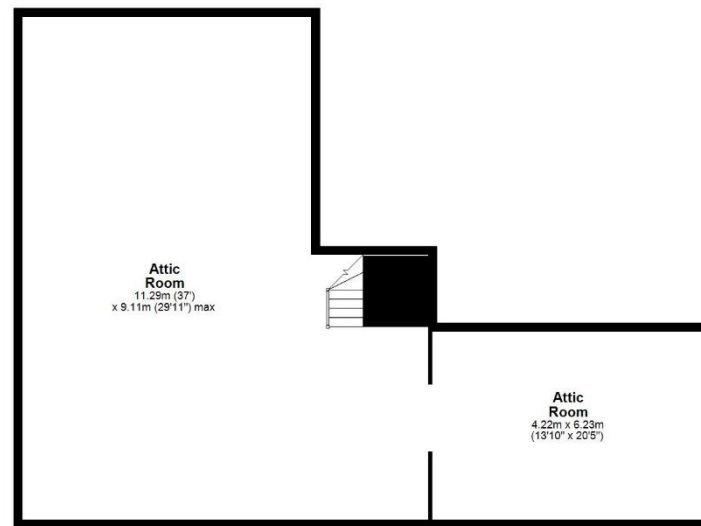
Guide Price £545,000



Main area: Approx. 299.1 sq. metres (3219.4 sq. feet)

Plus garages, approx. 23.4 sq. metres (252.4 sq. feet)

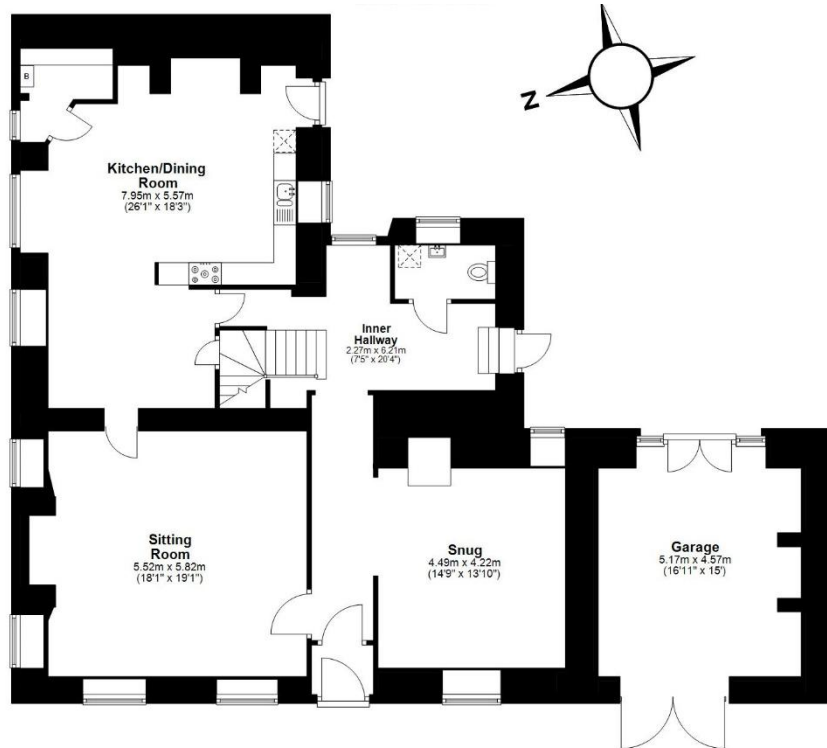
Plus attic, approx. 115.4 sq. metres (1242.6 sq. feet)



Ground Floor

Main area: approx. 134.7 sq. metres (1450.0 sq. feet)

Plus garages, approx. 23.4 sq. metres (252.4 sq. feet)



First Floor

Approx. 164.4 sq. metres (1769.3 sq. feet)

