

hunter
french



61 Boundary Close, Kingswood, Wotton-under-Edge, GL12 8EN

Peacefully situated in a mature cul-de-sac in Kingswood, sits this deceptively spacious three-bedroom home which has been finished to a high standard throughout and is accompanied by a westerly facing garden, large garage and off-street parking for two vehicles.

Boundary Close is a small modern development of homes built by Crest Nicholson in 2018, neatly positioned to be just a short walk from village amenities and to the highly regarded Katharine Lady Berkeley School. The property has been under the same ownership since new and during this time has been beautifully finished with a tasteful palette of Farrow & Ball paint colours throughout. The accommodation is set across two floors and reaches approximately 929sq.ft.

A charming, pitched canopy porch covers the front door, which then leads into the central and very welcoming hallway. Directly ahead is a turned staircase rising to the first floor along with doors on either side to access the sitting room and kitchen/dining room. There are two handy storage cupboards found in the hall, along with a downstairs cloakroom with W.C. The sitting room is to the right-hand side, and is a lovely light filled space owing to the window at the front and French doors at the rear that open onto the garden. The kitchen/dining room across the hall is another dual aspect room with a further set of French doors onto the rear garden. This room has ample space for a family dining table and a contemporary range of fitted wall and base units run across two sides. There is an integrated electric oven, gas hob and extractor hood, plus space for a fridge freezer and plumbing for both a washing machine and dishwasher.

Ascending the staircase to the first floor you arrive at a central landing area. Doors from here lead to the three bedrooms, family bathroom and an airing cupboard that houses the gas central heating boiler. The master bedroom is to one side of the landing and is accompanied by a great sized en-suite shower room. The two further bedrooms are to the opposite side of the property; one another double and the third a generous single. Both the family bathroom and en-suite comprise a white suite with stylish and modern tiling. There is a heated towel radiator in each, along with their own windows to provide natural airflow and light.



At the front there is a colourful and well-stocked garden that sweeps around the front of the house, bordered by a low-level hedge and a paved pathway leading to the front door. To the left side of the house a driveway will comfortably park two vehicles ahead of the detached single garage which has both power and light. The rear garden has been beautifully landscaped with a combination of a patio terrace, curved stone pathways and plenty of well-stocked borders.

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

There is an annual maintenance charge for the development. This contributes towards the upkeep of the communal areas which as of 2025 is £462.34 per annum to Kingswood Fields Residents Management Company Ltd.

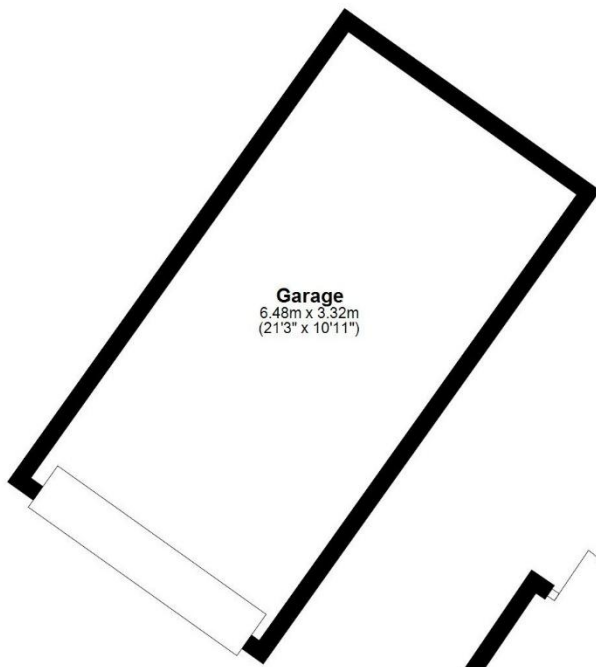
EPC – B(84).

Guide Price £395,000



Situation

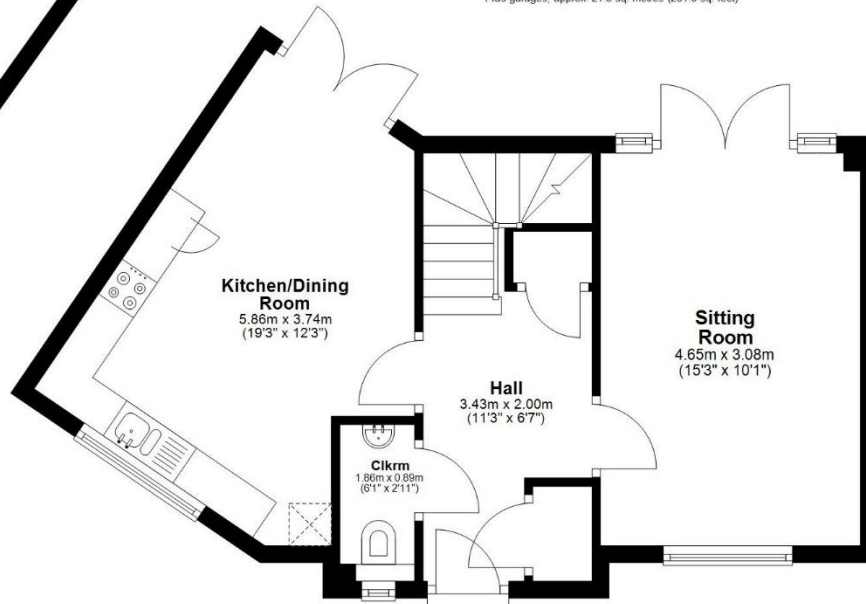
Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and tennis courts. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is within walking distance. The village hall and playing field are also a short walk away. Enjoying a semi-rural location there are numerous walks nearby to a wildlife area and orchards. There are allotments that are used by residents and many footpaths leading to open fields. There are also plenty of further walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.



Garage
6.48m x 3.32m
(21'3" x 10'11")

Ground Floor

Main area: approx. 43.2 sq. metres (465.0 sq. feet)
Plus garages, approx. 21.5 sq. metres (231.6 sq. feet)



Kitchen/Dining Room
5.86m x 3.74m
(19'3" x 12'3")

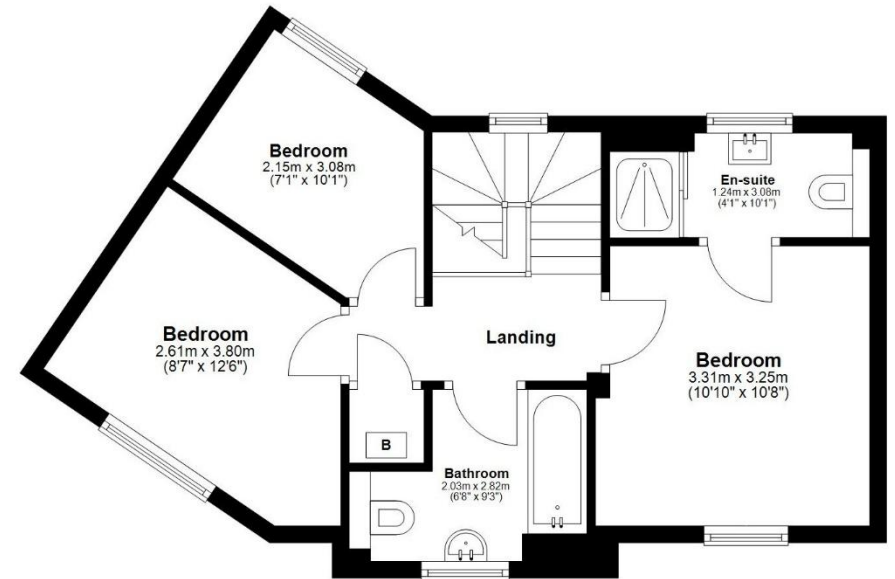
Sitting Room
4.65m x 3.08m
(15'3" x 10'1")

Hall
3.43m x 2.00m
(11'3" x 6'7")

Cloakroom
1.86m x 0.88m
(6'1" x 2'11")

First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Bedroom
2.15m x 3.08m
(7'1" x 10'1")

Bedroom
2.61m x 3.80m
(8'7" x 12'6")

Landing

Bedroom
3.31m x 3.25m
(10'10" x 10'8")

Bathroom
2.03m x 2.82m
(6'8" x 9'3")

En-suite
1.24m x 3.08m
(4'1" x 10'1")

Main area: Approx. 86.4 sq. metres (929.9 sq. feet)

Plus garages, approx. 21.5 sq. metres (231.6 sq. feet)