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Little Zoar Cottage, 1 The Chipping, Kingswood, Wotton-under-Edge GL12 8RT

A cherished and beautifully presented three-bedroom end terrace cottage overlooking the village green, with a low maintenance courtyard garden and the added benefit of a separate garage.

Situated in the heart of this ever-popular village this former weaver's cottage is believed to date back to the early 1800's and has been owned within the same family since the 1920's and with the current generation of family members for the last thirteen years. Over this time the cottage has been lovingly and meticulously maintained throughout. There are many beautiful features on display throughout the property including exposed beams, window seats, latch doors and exposed brickwork.

Entering through a wooden front door leads into an entrance porch with a tiled floor making the ideal place to store shoes ahead of entering the welcoming sitting room. The sitting room is filled with natural light from the main window with a window seat, and the brick fireplace with stone hearth has a multi-fuel stove inset which makes a charming focal point to the room. A door to one corner opens to the turned staircase rising to the first floor with useful understairs storage.

The kitchen/dining room sits at the rear of the house and enjoys a view from the window out onto the enclosed rear courtyard garden. This inviting room has a range of bespoke handmade oak kitchen cabinets and an island unit ensuring plentiful storage space. There is an integrated oven with an induction hob and space for an undercounter fridge and freezer along with space and plumbing for a washing machine. The floors are finished with engineered oak floorboards and in the dining area there is a feature fireplace with alcoves to either side with built-in cabinets and shelves. In one corner of the room a door opens to a rear porch with a door leading out to the rear garden and to the other side of the porch is the downstairs cloakroom with a WC and wash hand basin. The gas central heating boiler is also situated in this area.

Arriving on the first-floor landing there is a further door opening to a turned staircase rising to the second floor, and doors to the two well-proportioned double bedrooms and the bathroom. The bedroom to the front of the property enjoys views across the green from its two windows. There is a feature fireplace and plenty of space for storage. The bedroom at the rear of the property has an outlook over the garden and across the village towards the Abbey. There is a built-in shelved airing cupboard to one corner of the room. The bathroom has engineered oak floorboards and a white suite comprising a tongue and groove panelled bath, separate shower, wash hand basin, WC and heated towel radiator.

Ascending the stairs to the second floor arrives at a landing space opening to a room dedicated to a study area, but could easily be a dressing room, if required. Leading on from here is a double bedroom with a vaulted ceiling with exposed beams and a Velux window in both elevations. There is plenty of storage space in this room and a cast iron feature fireplace makes yet another lovely feature.



The enclosed courtyard garden provides a peaceful outdoor space. It has been designed to be low maintenance with space for pots and seating. To one corner is a log store. A wooden pedestrian gate provides access out on to The Chipping. A further gate at the far end of the courtyard provides further pedestrian access from the garden. There is a separate garage which is located just off Abbey Street, a one-minute walk from the property.

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

EPC – D (635)

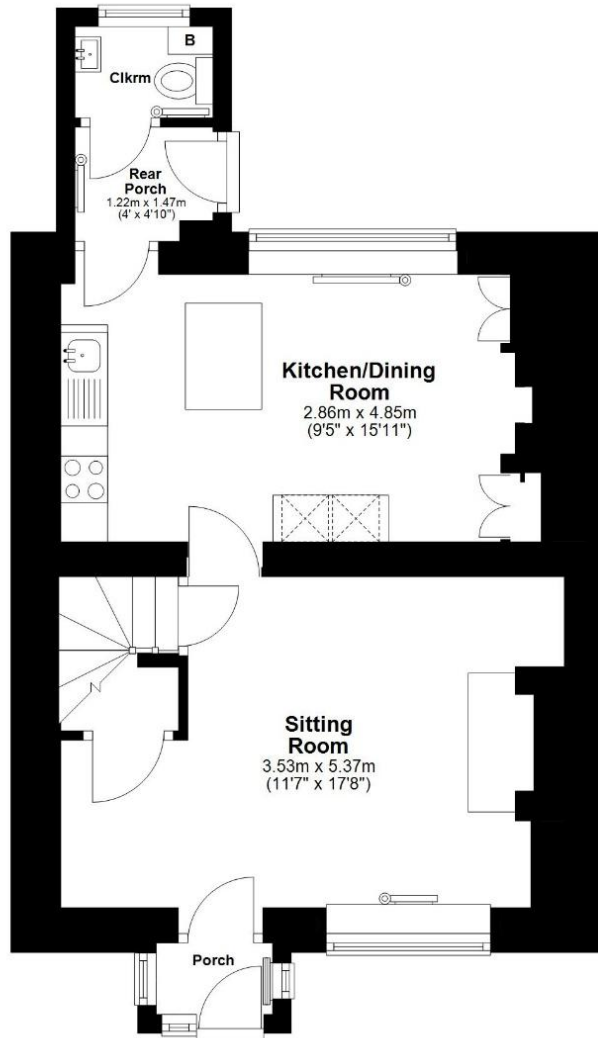
Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary 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 between Kingswood and Wotton-under-Edge.

Guide Price £385,000



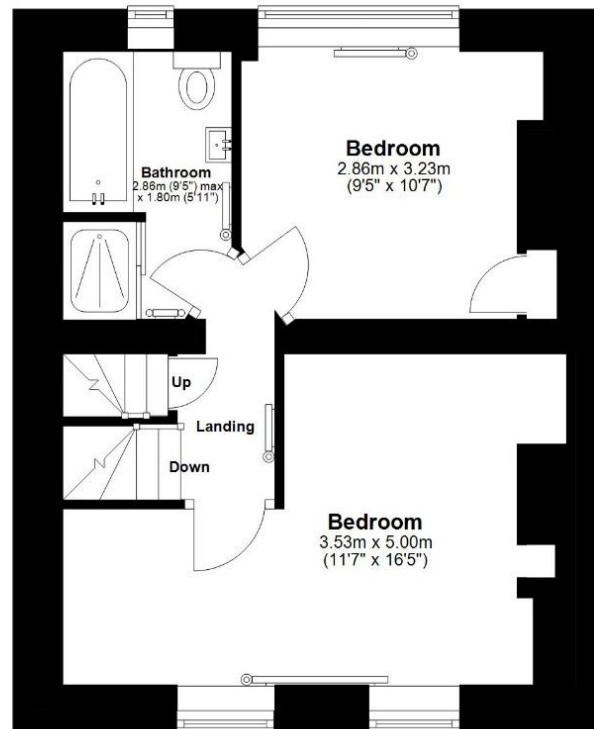
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



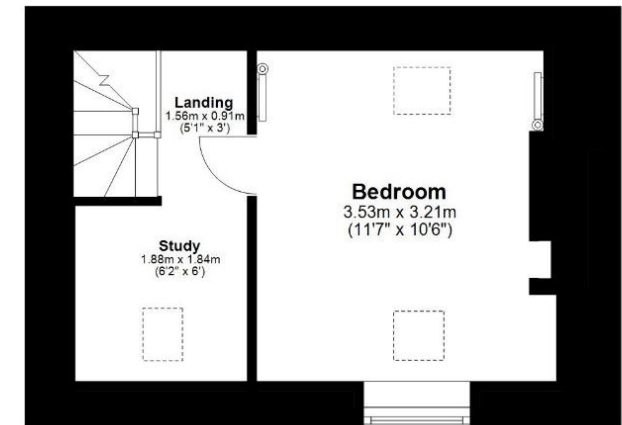
First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.9 sq. feet)

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