

hunter
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Aspen House, Wickwar Road, Kingswood, Wotton-under-Edge, GL12 8RF

A superb detached, extended and sociable family home situated on the southern outskirts of Kingswood, within walking distance of both local schools and the village amenities.

Aspen House is understood to have been built in 1986 and has been home to the current family since 2007. During their ownership the property has been extended and re-configured and now offers a great balance of sociable and open-plan family living along with separate rooms for cosy evenings. The accommodation is set across two floors and reaches approximately 1855sq.ft plus there is an integral garage and gardens to both the front and rear.

Entering via the porch covered front door leads into a spacious central entrance hallway. A tiled floor runs throughout, which continues into the adjacent kitchen. There is a handy downstairs cloakroom with W.C set to one side, plus a turned staircase to the first floor and two useful storage cupboards. To the left-hand side of the hallway is the sitting room which is a well-proportioned room with a solid oak floor, a window overlooking the front garden and glazed wooden doors that connect to the conservatory at the rear. An open fire with a stone surround and slate hearth makes a lovely focal point to the room with bespoke carpentry fitted in the alcoves to either side of the fireplace.

To the other side of the hallway is the open-plan double aspect kitchen and family room, which reaches the depth of the house meaning it is filled with natural light. The kitchen itself is situated in the front half of the room and is fitted with a good range of wall and base units with solid wooden worktops, an integrated dishwasher and there is space for a range cooker and American style fridge freezer. Situated in the middle area of the room is a breakfast bar peninsular with a bespoke oak and resin finished worktop, which will comfortably seat up to five people. A walk-in pantry is found beside this, which is a fantastic store area for both food and smaller kitchen appliances. The far end of the room is laid to oak flooring with underfloor heating and the space is used as a further sitting area also with bi-fold doors opening onto the rear garden. Beside the kitchen is an inner lobby that provides a door to the integral garage and a utility room, which has space and plumbing for a washing machine and tumble dryer plus a further base unit with a sink and drainer.

Completing the ground floor accommodation is a conservatory with a tiled floor throughout and enjoys a full outlook across the garden. This could be used for an array of uses and is currently used as a dining area and additional sitting room. From here French doors to one side open on to the garden.



Reaching the first floor is a landing area that provides access to the four bedrooms, family bathroom and benefits from two well-proportioned cupboards. There is also a drop-down loft hatch with a ladder to reach the mainly boarded loft space. The master bedroom is at the rear of the house and features an impressive, vaulted window with bespoke wooden shutters. There are fitted wardrobes to accompany this room and an en-suite shower room which has a shower, basin, W.C and a heated towel radiator. The three further bedrooms are all of double proportions and one also has fitted wardrobes. The family bathroom has been updated in recent years and has a contemporary suite comprising a double ended bath, a separate shower, basin and W.C along with built-in storage and a heated towel radiator.

Externally the property is approached via a gated driveway that will park several vehicles off-street, and the remainder is laid to shingle with mature shrubs and trees, allowing low maintenance. There is a log store and bike shed set to one side of the house. To the rear is another low-maintenance garden that is mainly laid to a level lawn. To one corner the owners have built an attractive oak pergola that covers a great outdoor dining and seating area. Along one side of the garden is a generously sized shed with power and lighting.

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 £685,000

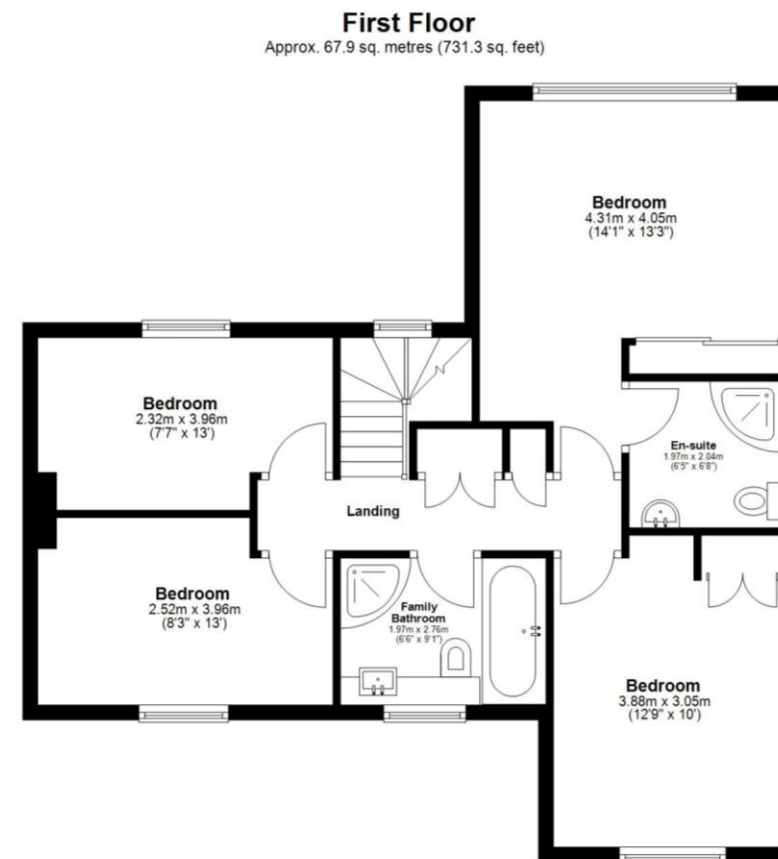
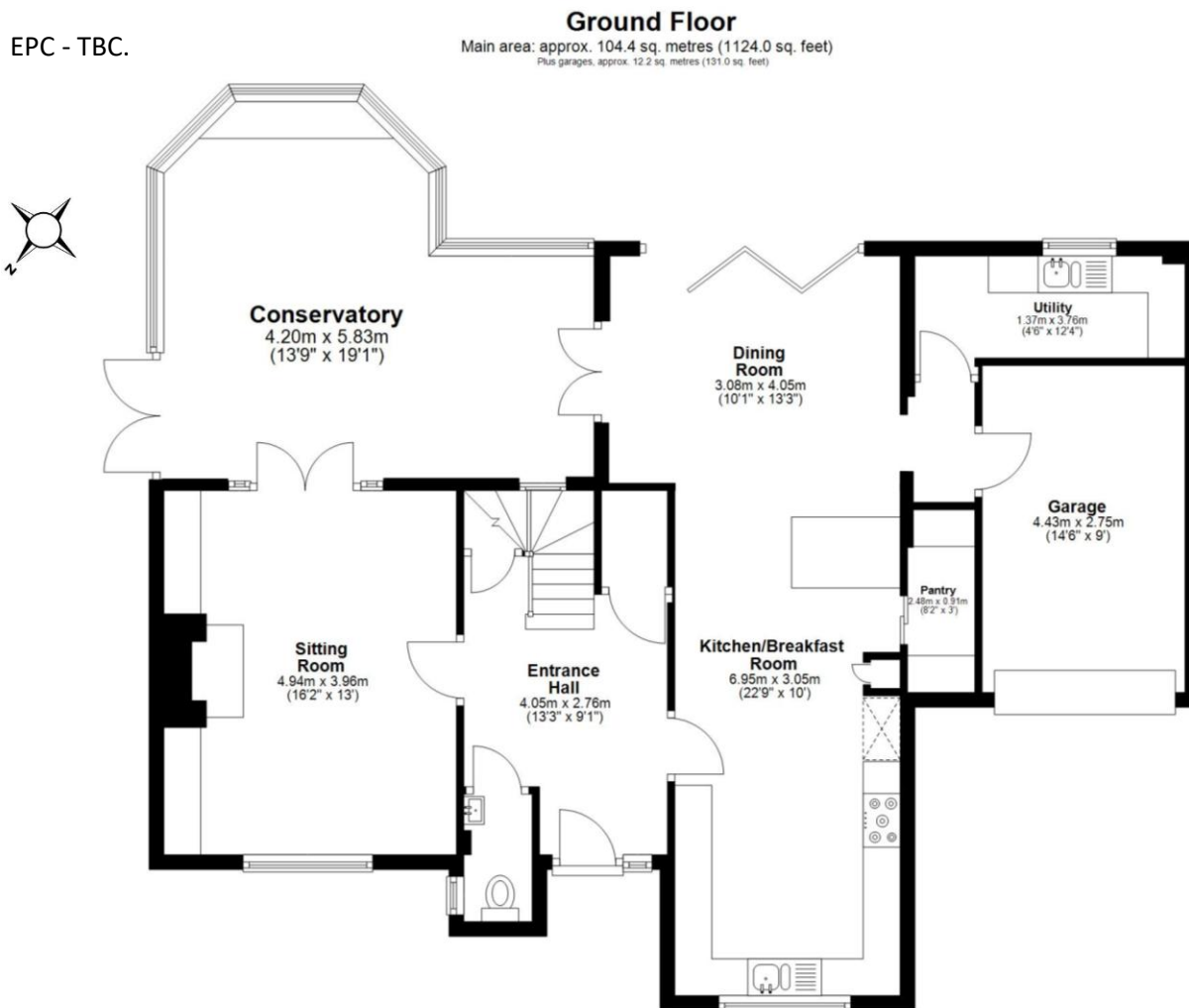


Services

The property is connected to mains services of gas, electricity, water and drainage. There are also solar panels fitted to the rear and side of the roof, that both supply the house with power and sell back to the grid. The property is freehold. Council tax band E (Stroud District Council).

An EV charger is also installed to the front of the property.

EPC - TBC.



Main area: Approx. 172.4 sq. metres (1855.3 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.0 sq. feet)

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