

Fair View, 16 Wickwar Road, Kingswood, Wotton-Under-Edge, GL12 8RF

4 3 3 E

Asking Price £750,000

HUNTERS®
EXCLUSIVE

Fair View, 16 Wickwar Road, Kingswood, Wotton-Under-Edge, GL12 8RF

DESCRIPTION

Located in the sought-after village of Kingswood, near Wotton-under-Edge, this substantial detached period home has remained in the same ownership for more than four decades. It has been thoughtfully enhanced over the years, with additions including a delightful garden room/conservatory and a contemporary kitchen/breakfast room.

An entrance porch, featuring an original door with shutter, opens into an elegant hallway with stairs rising to the first floor. From here, there is access to a ground-floor cloakroom and the principal reception rooms.

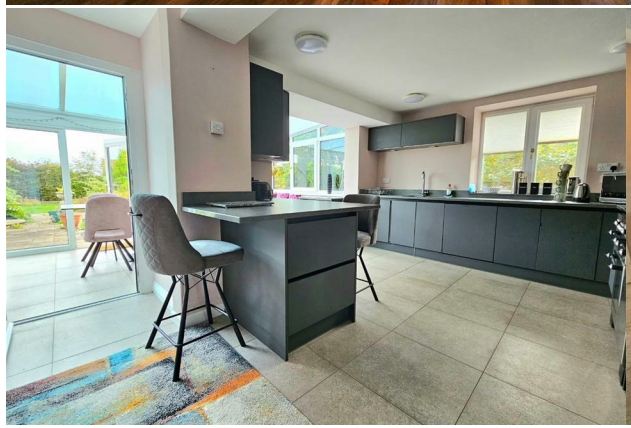
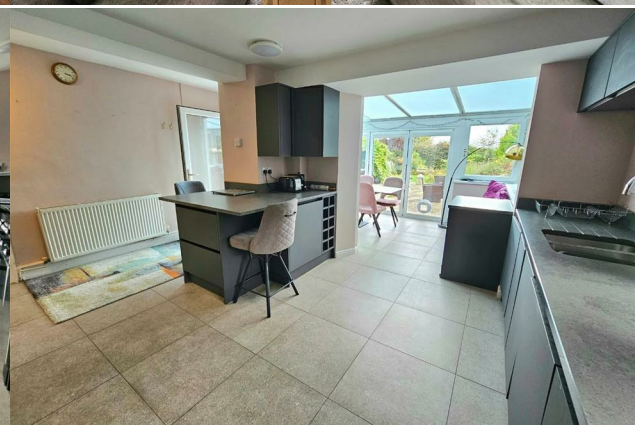
The dining room features a shuttered bay window overlooking the front, together with a fireplace and recessed shelving. Also facing the front, the sitting room has an impressive walk-in bay window with shutters and a window seat, as well as a fireplace. The study benefits from French doors opening into the garden room/conservatory.

Designed for both everyday living and entertaining, the contemporary kitchen/breakfast room is fitted with an extensive range of modern wall and base units, work surfaces with upstands, an inset sink with mixer tap, a freestanding fridge/freezer and a Rangemaster electric cooker and integral dishwasher. A breakfast bar separates the kitchen from the garden room/conservatory, which has a glazed roof, generous seating space and bi-fold doors opening onto the garden. Access to the cellar can be found off the kitchen/breakfast room.

The split-level first-floor landing leads to the principal bedroom, which has an extensive range of fitted furniture and two Juliet balconies overlooking the rear garden and surrounding countryside. A convenient 'Jack and Jill' en-suite bathroom includes both a bath and a separate shower enclosure.

Two further double bedrooms are located on this floor. One benefits from a generous en-suite shower room, while another houses the gas boiler.





Stairs rise from the landing to the second floor, where a rear-facing window frames far-reaching countryside views on the half landing area. This level features a substantial attic bedroom room with a distinctive circular window and additional Velux windows. A glazed door opens into a further bedroom/dressing room with a shower enclosure, beyond which is an en-suite cloakroom fitted with a wash basin, wc and storage cupboards.

Outside, a paved driveway provides off-road parking and leads to wooden gates opening onto the substantial, established rear garden. The garden includes a generous patio, a feature pergola with raised seating area, and an abundance of mature plants, trees and shrubs. Secure side access and a useful metal storage shed complete the outdoor space.

The popular village of Kingswood is located approximately 1 mile from the market town of Wotton under Edge. Situated on the edge of the Cotswolds at the foot of the escarpment, this thriving village has a community spirit with its own Primary School, general store, a local village pub and village hall with lots of local activities. The property is within close proximity of the village centre and shop yet equally close to walks and countryside. Wotton under Edge is a typical Cotswold market town which provides good local amenities for everyday needs, including two primary schools and the highly reputable Katharine Lady Berkeley Secondary School, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. The M5 motorway is approx 5 miles away, with Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Cam and Dursley (7 miles), which is on the Bristol to Birmingham line, offering services to Bristol Parkway.

- Substantial Detached Period Property with Rear Views
- Elegant Entrance Hallway with Cloakroom
- Contemporary Fitted Kitchen/Breakfast Room
- Principle Bedroom with Two Juliet Balconies and En-Suite
- Paved Driveway Parking
- Sought After Village Location
- Three Reception Rooms
- Garden Room/Conservatory Leading to the Rear Garden
- Three/Four Further Bedrooms, Two with En-Suite's
- Established Rear Garden with Various Patio Seating Areas

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

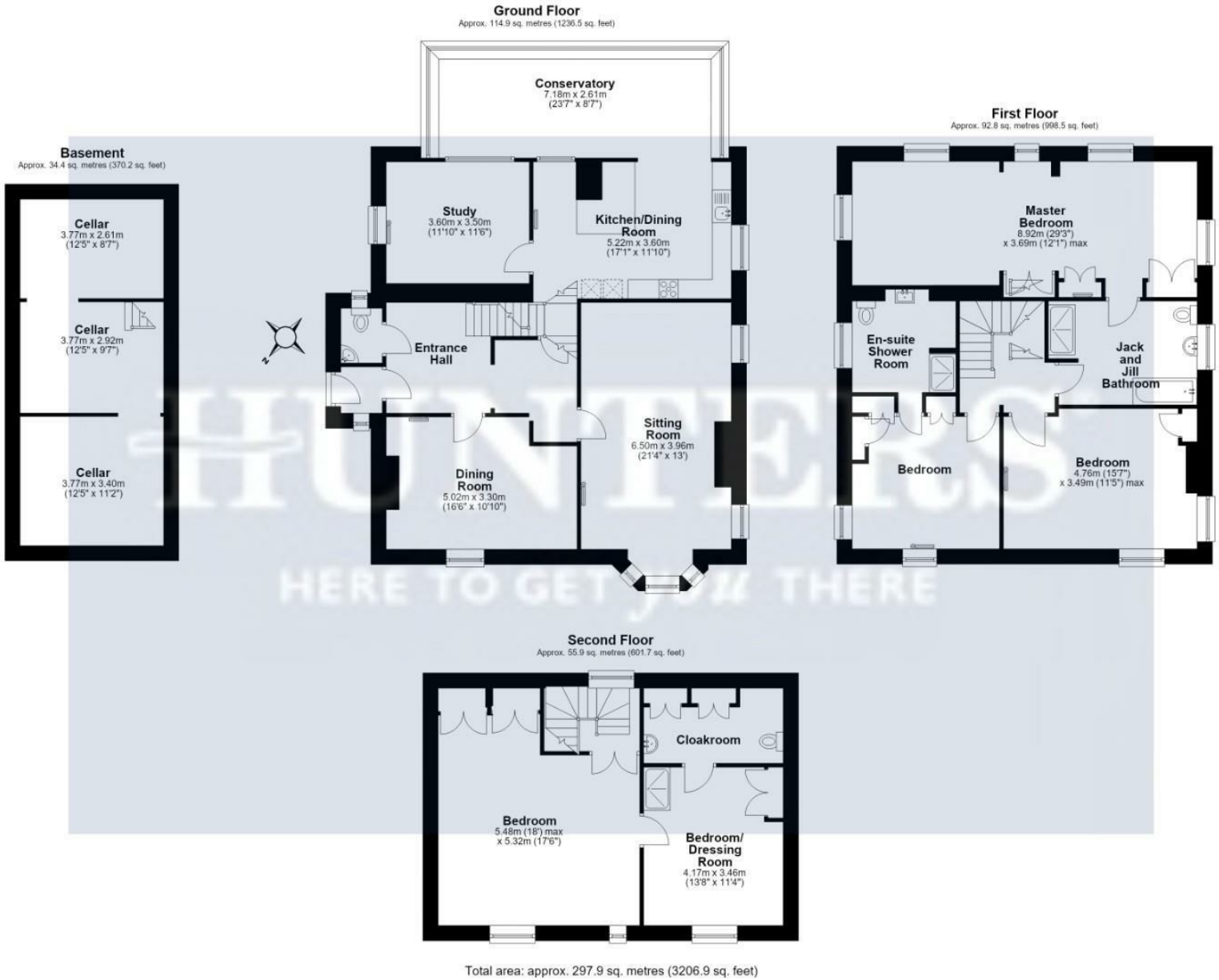








HUNTERS®
EXCLUSIVE



Total area: approx. 297.9 sq. metres (3206.9 sq. feet)

HUNTERS
HERE TO GET YOU THERE

HUNTERS®
EXCLUSIVE





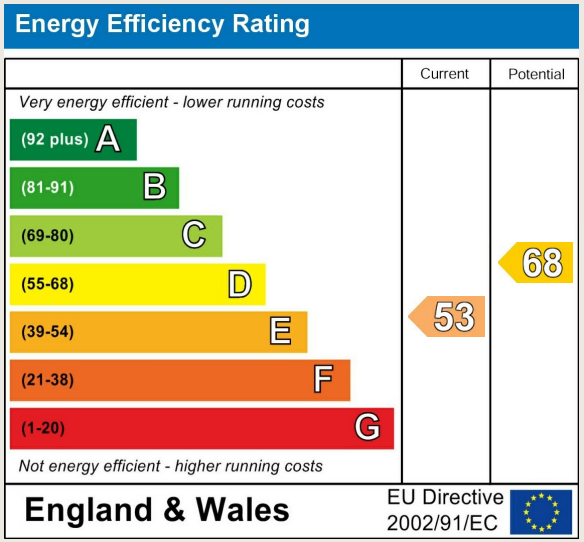




HUNTERS®
EXCLUSIVE



ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

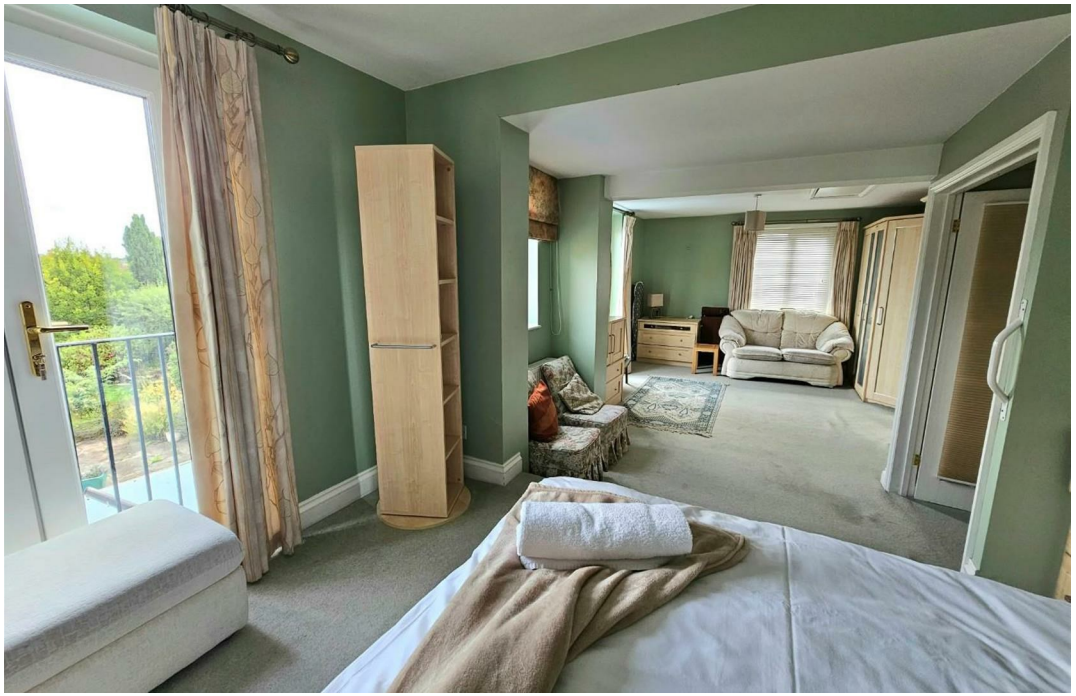
18 Parsonage Street, Dursley, GL11 4EA | 01453 542 395 | dursley@hunters.com

HUNTERS® EXCLUSIVE









HUNTERS®
EXCLUSIVE