



Chime Cottage, 4 Golden Lane, Kingswood, Gloucestershire, GL12 8RR

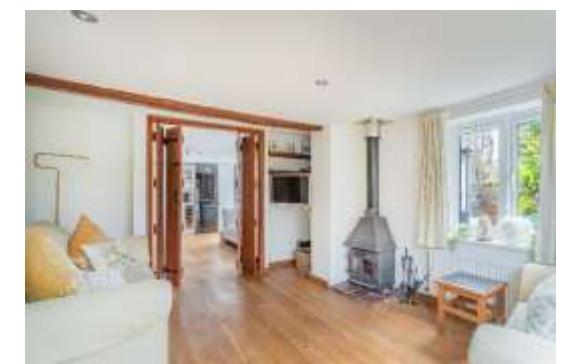
A beautifully presented four-bedroom semi-detached home situated along a peaceful cul-de-sac lane with views towards St Mary's church. The house has been finished to an exceptionally high standard throughout providing flexible living space, an established garden and offroad parking.

Under the current ownership Chime Cottage has been completely renovated throughout with porcelain floor tiles, quartz kitchen work tops, quartz windowsills in several of the rooms, a new shower room, new stair and bedroom carpets and bespoke fitted wardrobes. The lovely improvements including oiled oak floors have been made whilst retaining the wealth of character features throughout including exposed beams and oak throughout in keeping with a traditional country cottage.

Chime Cottage has a solid oak front door opening into an entrance porch with a charming circular window overlooking Golden Lane. The space is carpeted with practical sisal matting ahead of the entrance hall finished with porcelain floor tiles. The downstairs WC is accessed from the hall and to the other side of the hall stairs rise to the first floor.

The 'L' shaped kitchen/family room is an inviting and sociable space and really is the heart of the home and the central room between the garden room, sitting room and study. The bespoke handmade kitchen has an excellent range of cabinets lined with cherry wood and finished with detailed quartz worktops and upstands. There is a double Belfast sink, a duel fuel Rangemaster cooker and an integrated Bosch dishwasher. A walk-in utility/pantry room has shelving to one side for storage and to the other side the washing machine and tumble drier are housed. At the far end of the room glazed bi-fold doors open into the light-filled garden room with further French doors opening to the rear garden. This impressive space is a light filled retreat with a glazed pitch roof, large windows and glazed French doors opening onto the rear garden. This is a large multi-functional room serving as both dining room and sitting room. The attractive porcelain floor tiles have underfloor heating, along with a recently installed contemporary wood stove which makes a lovely focal point to the room. The temperature of the room can be easily maintained from the air conditioning/heating unit to ensure the room can be enjoyed throughout the year. The charming sitting room is entered from the kitchen through double hinged oak doors and benefits from new French doors which open to the garden. A multi-fuel burner and exposed beams make the room a cosy retreat. The adjacent study is fitted with a built-in desk, and bespoke cabinetry to one wall.

On the first floor a landing provides access to all four bedrooms and the shower room. The principal bedroom runs the width of one side of the cottage and is an elegant room with a double aspect and solid wooden floorboards. To one end of the room is a free-standing roll top bath and wash basin. The second bedroom is a double room with built-in wardrobes. Bedroom three is a good size single room and the fourth bedroom has been converted into a dressing room but could easily be returned to a single bedroom, if desired. The contemporary shower room is finished with porcelain tiles and underfloor heating along with a vanity unit, towel radiator and a state-of-the-art Japanese toilet.



Outside the rear garden is enclosed by featherboard fencing and is predominantly laid to lawn with numerous fruit trees. A patio area is accessed from the garden room and provides the perfect spot to enjoy the tranquillity of the garden in the warmer months. There are several timber storage sheds to one side and a pedestrian gate leading out to the front where there is a parking space for one vehicle.

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

EPC – TBC.

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 on the outskirts of Wotton-under-Edge.

**Guide Price £595,000**



### Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 133.8 sq. metres (1440.7 sq. feet)



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