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9 Russet Court, Kingswood, Wotton-under-Edge GL12 8SG

A beautifully presented, three bedroom, semi-detached home on a corner plot with a wraparound garden, off-street parking and tucked away at the end of a quiet cul-de-sac in the heart of the village.

This particular property was built in the early 1980's and offers well-proportioned rooms across two floors, providing versatile living space reaching 1,185 sq. ft (approx.). At the rear is a beautiful, private garden which wraps around both the back and side of the property. At the front there is a block paved driveway.

A practical storm porch with a storeroom sits ahead of the front door opening into a bright entrance hall featuring a floor to ceiling window filling the space with natural light. The hall provides access to both a downstairs cloakroom, the living accommodation and stairs rising to the first floor. The open plan kitchen/dining room is a bright and welcoming space with French doors opening out to the garden. There is an excellent range of base and wall cabinets with space for a gas range oven, space and plumbing for a dishwasher and washing machine as well as space for an American style fridge/freezer. The sitting room runs the depth of the property enjoying a dual aspect with a window to the front and French doors leading out to the rear garden. An open fire with a stone hearth makes a lovely focal point to the room and an alcove to one side of the fireplace has been fitted with bespoke cabinetry and shelving. A door from the sitting room leads to the garage conversion. This thoughtful design has created two further rooms currently used as a playroom and utility room. The playroom would also make an ideal home office or studio. The utility room has a range of base and wall cabinets matching the kitchen units and space and plumbing for a washing machine. An external door leads out the garden.

Upstairs, the landing area provides access to the three bedrooms and family bathroom. On the landing there is a built-in airing cupboard with double doors providing shelved storage. The principal bedroom is a spacious double room and has a wall of built-in wardrobes. The second bedroom is also a double benefitting from a built-in wardrobe. Both of these rooms are situated at the rear of the property with views looking onto the garden. The third bedroom is a single room and is currently used as a study. The family bathroom is finished in tongue and groove panelling and has a modern white suite comprising a bath with overhead shower, a corner wash basin set on a vanity unit, WC and a heated towel radiator.

The property is connected to all mains services: gas, electricity, water and drainage. Council Tax Band E (Stroud District Council). The property is freehold.

EPC – D (64)



Outside to the front of the property is a block paved driveway as well as a pedestrian gate with access to the rear garden. The garden to the rear of the property wraps around three sides of the house creating a fully enclosed and beautifully private outdoor space. There is a combination of patio areas and artificial lawn surrounded by established borders and a beautiful mature apple tree. One side of the garden has a shed and a workshop, providing useful garden storage. There is a further pedestrian gate from the rear garden providing access to a footpath into the village.

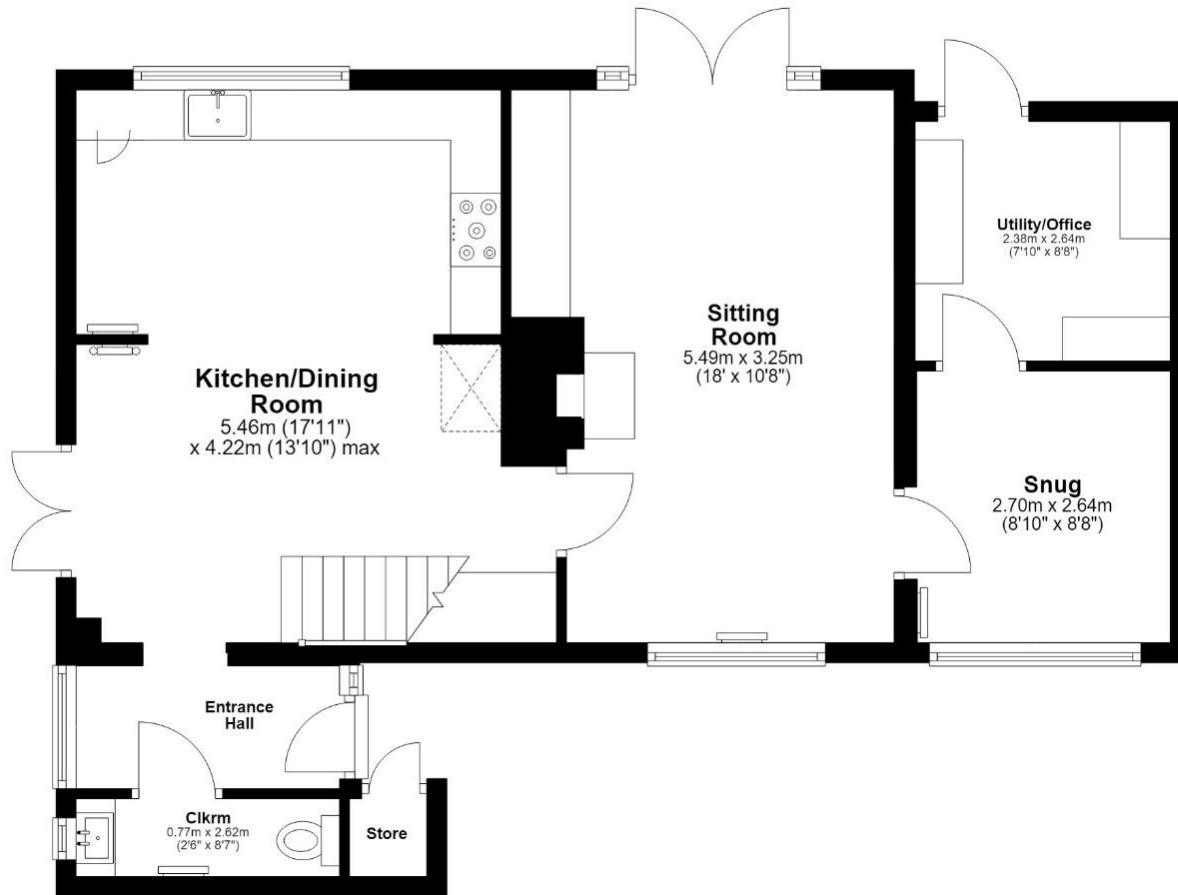
Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house and village hall. In addition to the primary 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. Kingswood is situated close to the M5 motorway and the A38, which gives access throughout the southwest. The opening of the nearby Charfield train station in Spring 2027 will provide a direct rail link to Bristol, Yate and Gloucester.

Guide Price £425,000



Ground Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)