

HUNTERS®

HERE TO GET *you* THERE



6 Walk Mill Lane

Kingswood, Wotton-Under-Edge, GL12 8RZ

£275,000



Council Tax: B



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Found in the popular village of Kingswood, Wotton-Under-Edge, this delightful two-bedroom terraced cottage presents an exceptional opportunity for first-time buyers, young professionals, or those seeking to downsize without sacrificing quality. The property has been lovingly maintained by its current owners, seamlessly blending traditional cottage character with modern comforts.

Upon entering, you are welcomed into a spacious open-plan living and dining area, where a characterful fireplace adds warmth and charm, making it an inviting space for both everyday living and entertaining guests. The contemporary fitted kitchen, located at the rear, boasts French doors that open onto the garden, with a sky-light window allowing an abundance of natural light to fill the room and creating a harmonious connection between indoor and outdoor spaces. A modern family bathroom that caters to all your needs, completes the ground floor accommodation.

Upstairs, you will find two bedrooms, one double and one single, each presented to an excellent standard. The property continues to impress with established rear garden, which offers ample space for relaxation, entertaining, and family enjoyment. A standout feature of this home is the versatile garden room, perfect for those who work from home, wish to pursue hobbies, or require additional storage.

The 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 with Post office, 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), serving Bristol and London (Paddington) via Gloucester.

- Beautifully Presented Terrace Cottage
 - Spacious Lounge/Dining Room
- Extended Contemporary Kitchen with French Doors to the Garden
 - Modern, Ground Floor Bathroom
 - Two First Floor Bedrooms
- Established Rear Garden with Garden/Hobby Room
 - Viewing Essential

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.



Road Map



Hybrid Map



Terrain Map



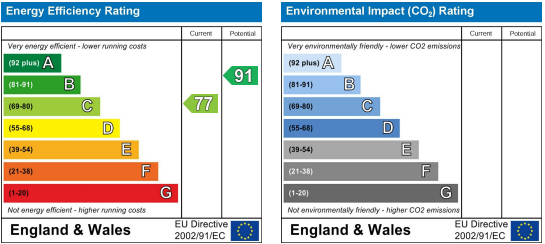
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.