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Rose Cottage, 6 Charfield Road, Kingswood, Wotton-under-Edge, GL12 8SL

A superb five-bedroom home where period and contemporary living sit seamlessly side by side. A thoughtful layout set over three floors with a mature, enclosed private garden and off-road parking in the heart of this popular village.

The original part of Rose Cottage was the former Blacksmith's cottage and is believed to date back to circa 1850. Home to the current owners since 2004, an architect designed cedar clad and glazed modern extension was added in 2006 to create an open plan kitchen/living space, utility room and boot room. A wealth of character features include exposed beams, stonework, sash windows and the charming addition of wooden pews from the local church.

The property is entered through a central front door covered by an ornate canopy into an entrance hall with a tiled floor. A door on the left leads into the first reception room with a bay window overlooking the side garden, this is a versatile room that could be used as a study, snug or a library as the current owner does. The focal point is the log burner with an ornate tile surround and wooden mantel. A fixed bookcase has been built along one wall. Opposite the study a door leads into the inviting sitting room with a fireplace with wood burner inset, original beams and an exposed stone wall.

Beyond part-glazed double doors at the end of the sitting room, two steps lead down into the impressive open plan kitchen/dining/living room. With oak floorboards and a high ceiling this carefully considered room is filled with natural light from a roof light, floor to ceiling windows and two sets of bifold doors that open onto the garden to give a seamless entertaining area. The contemporary kitchen cabinetry includes an island unit with a breakfast bar to one side and a sink with integrated dishwasher on the other. There is a wall of base cabinets with open shelves above and space for a fridge freezer and range oven.

At the far end of the kitchen, a door leads into the boot room which provides excellent space to store boots and hang coats and where the two church pews grace either wall. An external door opens out to the back garden and the log stores. Just off the boot room is a shelved walk-in pantry which is a great addition for food storage. The utility room is situated at the far end and has a WC, butler sink, a range of cupboards and space for a washing machine and a dryer.

Near the bottom of the staircase accessed from the sitting room there is a storeroom which houses the boiler. The stairs rise to the first-floor landing where the master bedroom, a double bedroom and family bathroom are located. The master bedroom has pitch pine floorboards, a feature fireplace and a large walk-in wardrobe. Across the landing is a further double bedroom which also benefits from a feature fireplace. Adjacent to this bedroom is the family bathroom with a modern white suite.

On the second floor there are three further bedrooms, a double with a built-in cupboard and two well-proportioned single rooms. One of the single rooms has outstanding far-reaching views towards Wotton Hill. A shower room completes the accommodation.

To the rear of Rose Cottage there is driveway parking behind double wooden gates. Adjacent to the main garden there is right of access parking and an electric car charging point. A charming gate and arched hedges lead along a path into the main garden which is predominantly laid to lawn with established beds, mature beech hedges and the patio terrace off the kitchen. One side of the garden has been dedicated to raised beds for growing vegetables. There is a pretty side garden which is artificially grassed with raised flower beds and a green house.

Guide Price £695,000

Services

We understand the property is connected to mains electricity, gas and water and has Fibre Optic Broadband.

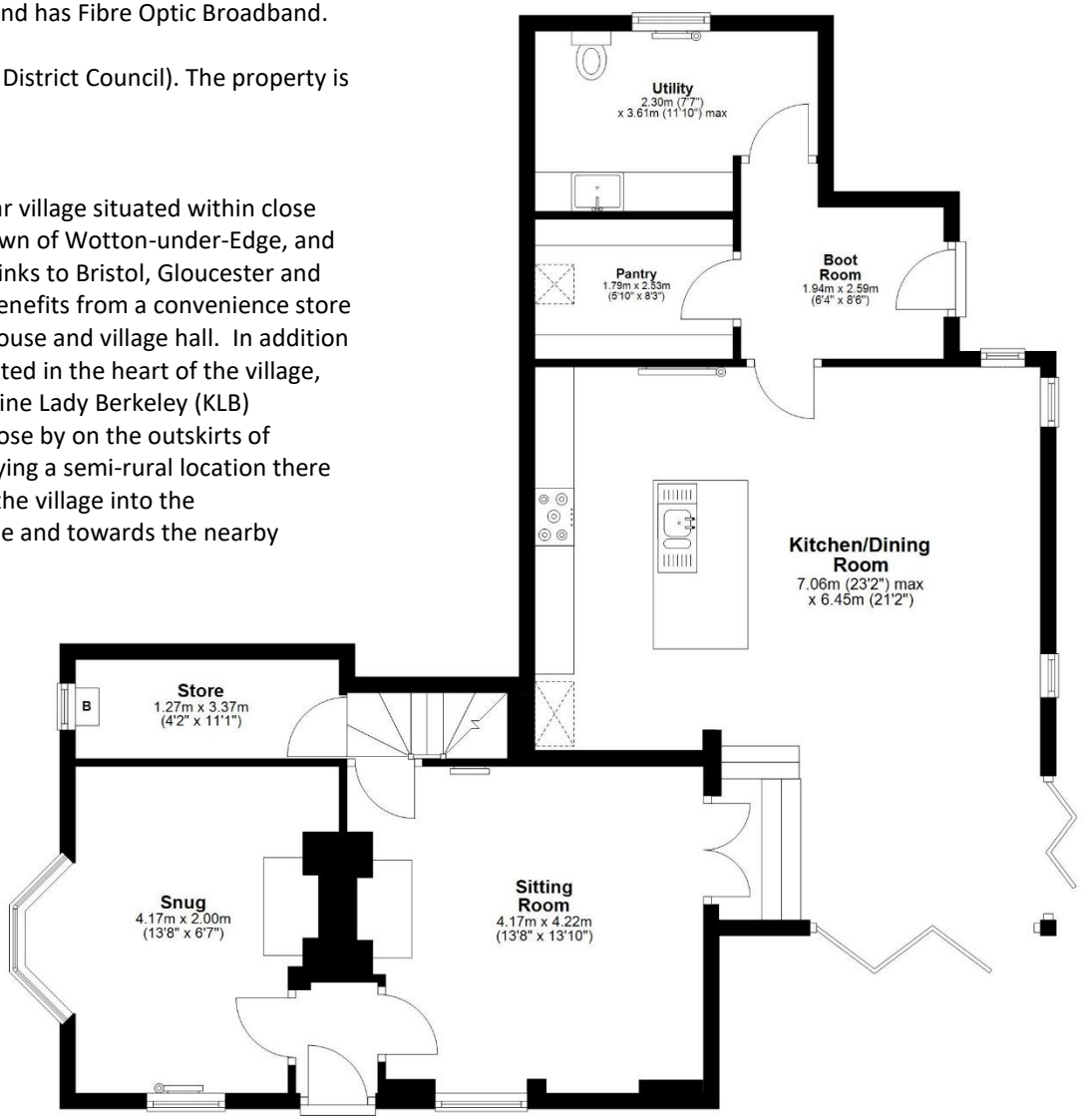
Council tax band E (Stroud District Council). The property is freehold. EPC – D(58).

Situation

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, the highly regarded Katharine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.

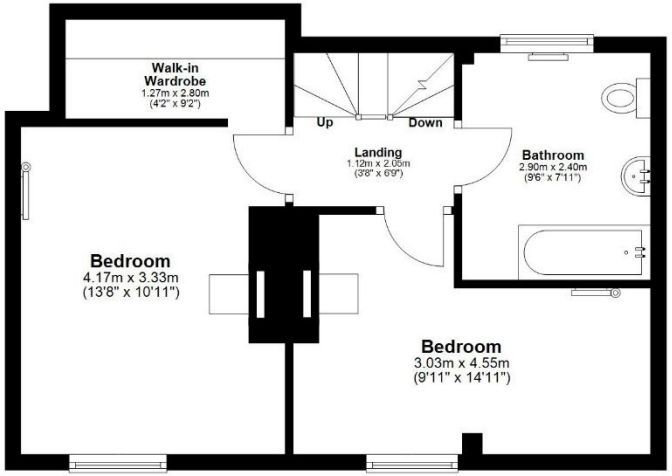
Ground Floor

Approx. 100.7 sq. metres (1084.1 sq. feet)



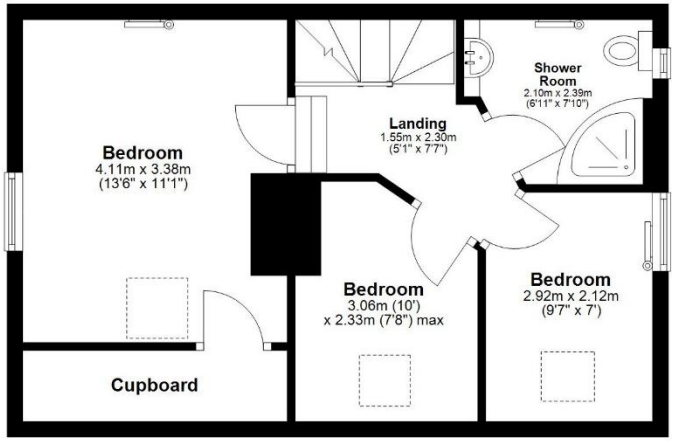
First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Second Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 183.4 sq. metres (1973.6 sq. feet)

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