

hunter  
french



6 Wotton Road, Kingswood, Gloucestershire, GL12 8RA

A stylishly presented three-bedroom end terrace house enjoying a secluded garden with a versatile outbuilding situated in this ever-popular village close to outstanding schools and amenities.

6 Wotton Road has been under the current ownership for the last ten years and in this time has been beautifully renovated and tastefully decorated throughout to create a wonderfully ambient home.

Entering via the front door leads into the entrance hall with tiled flooring and space to hang coats and store shoes ahead of an inner hallway with a turned staircase rising to the first floor with understairs storage. From the inner hallway there is access to the sitting room and dining room. The welcoming sitting room is filled with natural light and a fireplace with a slate hearth and wood burner inset makes a charming focal point to the room. The adjacent dining room enjoys a double aspect and opens to the sitting room. The kitchen sits to the rear of the house with views overlooking the garden and comprises a range of modern wall and base units with granite worktops and a breakfast bar peninsular. Integrated appliances comprise an oven and grill, a gas hob with extractor above along with space and plumbing for a dishwasher, washing machine and American style fridge/freezer. To one side of the room is a built-in floor to ceiling cupboard which provides practical storage space. French doors from the kitchen open out to the rear garden terrace.

Rising to the first floor, the open landing area with a window in the stairwell provides access to three bedrooms and the family bathroom. The inviting principal bedroom is located at the front of the property and has an ensuite shower room and an adjacent walk-in wardrobe. The other two bedrooms are both of double proportions and both benefit from built in storage. The family bathroom has a modern white suite comprising a bath with shower mixer tap, wash basin, WC and a heated towel rail.

The property is approached through wrought iron gates to one side of the house onto a gravel area with paving stones inset leading to the front door which situated on the side of the property. From here there is also gated access to the enclosed rear garden.

The rear garden has a patio terrace running the width of the house ahead of a gated picket fence into the main garden which is laid to lawn with mature borders, a specimen tree and a block paved path meandering to a studio at the far end of the garden. The purpose-built studio is fully insulated with power and light and is currently used as a home office. A raised deck area sits next to the studio and provides the perfect spot for outdoor entertaining during the warmer months overlooking the stream that runs directly behind Wotton Road. There is a further brick-built outbuilding by the house providing excellent garden storage.





The property is understood to be connected to mains gas, electricity, water and drainage. The property is freehold. Council Tax Band C (Stroud District Council).

EPC – C (72)

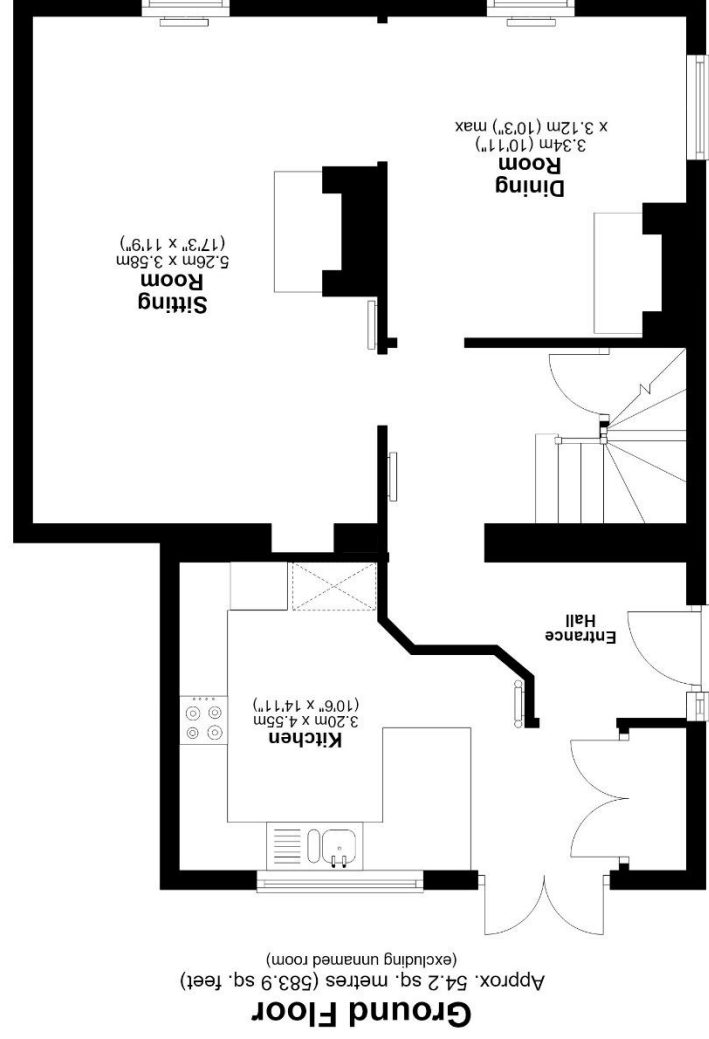
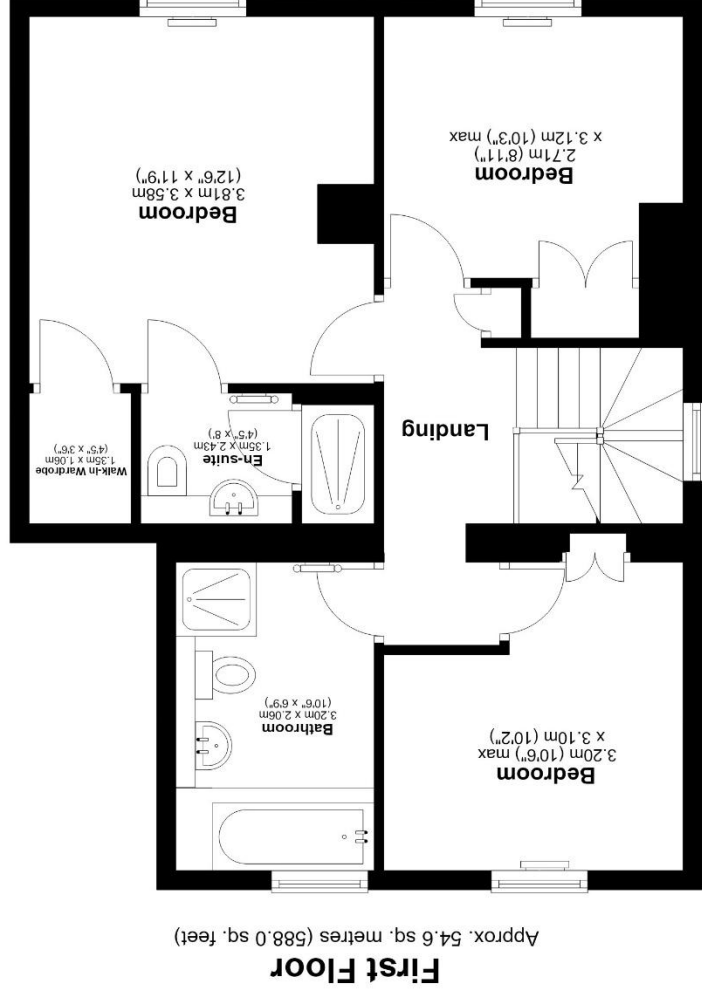
Kingswood is a very popular village situated within close proximity to the market town of Wotton-under-Edge, and provides great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store with post office, a public house with coffee shop, gym and a village hall. 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 the village.

Guide Price £375,000



# Town and Country Specialists

Wotton-under-Edge Office  
32 Long Street  
Wotton-under-Edge  
GL12 7BT



Total area: approx. 108.9 sq. metres (1171.9 sq. feet)

