



24 Walk Mill Lane, Kingswood, Wotton-Under-Edge GL12 8RZ  
£400,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## 24 Walk Mill Lane, Kingswood, Wotton-Under-Edge GL12 8RZ

This charming three-bedroom terraced home has been thoughtfully extended by the current owners and offers a wonderful blend of character features and modern living.

The heart of the home is the stunning open-plan kitchen/dining room, featuring contemporary units with integrated appliances, a large central island providing ample workspace and storage, and bi-folding doors opening directly onto the rear garden, creating the perfect space for entertaining and family life.

To the front of the property is a cosy lounge, full of character with original wooden flooring, an attractive wood-burning stove, and useful built-in storage beneath the stairs. A porch to the front provides a practical entrance area.

On the first floor, there are two generous double bedrooms and a stylish modern family bathroom. The second floor hosts a beautiful attic bedroom, complete with exposed beams that add warmth and charm to the space.

Outside, the low-maintenance rear garden offers an ideal area for relaxing and entertaining, with the added benefit of an outdoor shed/bar, perfect for social gatherings or additional storage.





Situated in the sought-after village of Kingswood, this property enjoys a convenient position within walking distance of local amenities, including a village shop, primary school, public house, and countryside walks. Kingswood is a popular Gloucestershire village offering a strong sense of community while remaining well connected to nearby market towns such as Wotton-under-Edge and Thornbury. The M5 motorway is easily accessible, providing excellent commuting links to Bristol, Gloucester, and Cheltenham. Surrounded by beautiful countryside and with a range of recreational opportunities on the doorstep, Kingswood offers the perfect balance of village living and modern convenience.

#### **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.

- Extended three-bedroom terraced home in the heart of Kingswood
- Stunning open-plan kitchen/dining room with modern fitted units
- Integrated appliances throughout the kitchen
- Large central island providing excellent workspace and storage
- Bi-folding doors opening directly onto the rear garden
- Characterful lounge with original wooden flooring
- Wood-burning stove creating a cosy focal point
- Entrance porch to the front of the property
- Beautiful attic bedroom with exposed beams
- A perfect blend of period charm and modern living





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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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