



Welcome to the charming rural village of Kingswood, Wotton-under-Edge, this delightful mid-terrace Shared ownership house offers a perfect blend of modern living and serene countryside charm. Built in 2026, this new build property boasts a contemporary design that caters to the needs of today's homeowners.

The location is particularly appealing, making it easy to reach the vibrant cities of Bath and Bristol. This accessibility allows for a perfect balance between rural village life and urban convenience.

Living in Kingswood means enjoying the tranquillity of the countryside while still being close to essential amenities and transport links. This property is an excellent opportunity for anyone looking to embrace a peaceful lifestyle without sacrificing modern comforts. Don't miss the chance to make this beautiful new build your home.

How does Shared Ownership work?

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a social housing, a non-profit-making body that provides homes. Because you only own a part of the property, you can buy it with a smaller deposit and mortgage. The Share you buy is based on your individual affordability

A smaller mortgage means smaller repayments but you'll also need to pay:

- rent on the share of the property you do not yet own
- monthly service charges

Shared Ownership homes can be new builds, existing properties, houses or flats. All Shared Ownership properties are leasehold, even houses.

Shared ownership information

Shared ownership is a part buy part rent property from a registered landlord. You purchase a share with the help of a mortgage based on your affordability.

Example of costs based on a Share of: 25 %

Open Market Value: £340,000
 Rent per month: £531.255
 Service Charges per month: £25.48
 Buildings insurance per annum: £70.54

The more you buy the lower your rent will be. These costs will increase each year with inflation by CPI plus 1%

Stroud District Council

We are selling these shared ownership properties on behalf of Stroud District Council. As part of the application process you will need to speak with their own financial advisor (even if you are using cash reserves)

The share you buy will be calculated based on your own individual affordability and the price quoted on this advert is for example only.

Occupancy Criteria:

(a) In order to allow for future family growth and to ensure the property is suitable in the longer term, SDC will allocate households one bedroom more than is currently needed. For example:

i. a two-bed house could be offered to:
 - a couple with no children / a couple with one child / a couple with two young children (under the age of 16 if same sex or under 10 if different sexes) / a single person

ii. a three-bed house could be offered to:
 - a couple with one or more children / a single person with one or more children

(b) In order to assist in the property remaining suitable for a 5-year period Stroud District Council will assume the following:

- different sex children over 10 to have their own bedroom
- same sex children over 16 to have their own bedroom

(c) Stroud District Council reserves the right to allocate properties outside of these occupancy

criteria where it is considered appropriate. e.g. where immediate family members are in need of a care visit on a regular basis.

Provided applicants meet the occupancy criteria for the property they have applied for, they will then be referred to an Independent Financial Advisor for a full financial assessment.

If the applicant does not meet the occupancy criteria for the property, they will be notified in writing with the reasons clearly set out.

Services

All mains services are connected.

Ground Floor

Entrance hall leading to Kitchen/ Diner, WC and Lounge. Open staircase to first floor.

Lounge

14'6" x 11'11" (4.43 x 3.64)

Window to Front elevation. Photos of the lounge to come as the ones on here are not this property.

Kitchen/Diner

13'4" x 11'4" (4.071 x 3.478)

Fitted base and Wall units. Stainless steel sink with mixer tap. Space for white goods. Electric oven, hob and extractor fan hood. Integrated fridge and freezer. Window to rear elevation. Single door to enclosed garden

WC

4'11" x 5'10" (1.50 x 1.78)

White low level WC and hand wash basin, Window to Rear elevation.

First Floor

Landing area with doors leading to 3 bedrooms and bathroom. Loft hatch and storage cupboard.

Bedroom 1

11'5" x 12'9" (3.50 x 3.90)

Window to Front elevation

Bedroom 2

8'7" x 13'1" (2.62 x 4.01)

Window to rear elevation

Bedroom 3

10'0" x 8'0" (3.07 x 2.46)

Window to Rear elevation

Bathroom

6'11" x 6'3" (2.11 x 1.93)

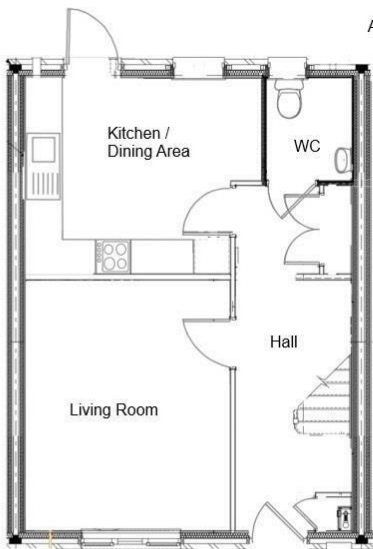
White bathroom suite. Shower over bath with glass shower screen, low level WC, hand was basin and heated towel rail. Window to rear elevation

External

Large enclosed private garden with patio area and side access to 2 parking spaces to the side of the property, can be accessed through the back gate of the property.

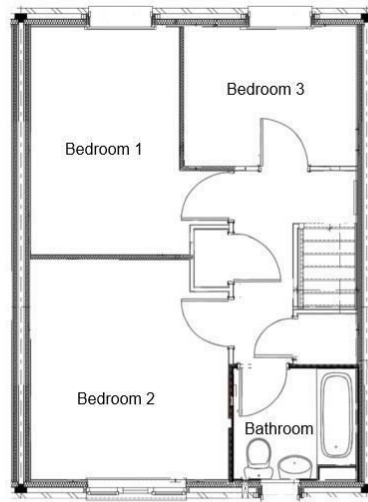
Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective



Ground Floor
 Kitchen / Dining Area 4.41m x 3.52m
 Living Room 3.88m x 4.48m

Approximate measurements



First Floor
 Bedroom 1 2.67m x 4.08m
 Bedroom 2 3.54m x 3.94m
 Bedroom 3 3.10m x 2.51m
 Bathroom 2.23m x 2.01m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		91	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales Environmental Impact (CO ₂) Rating EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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