

MAGGS & ALLEN

18 HIGH STREET

KINGSWOOD, WOTTON-UNDER-EDGE, GL12 8RS

Guide Price: £170,000+

- 17 September LIVE ONLINE AUCTION
- Charming three-bedroom semi-detached cottage
- In need of modernisation
- Arranged over three floors
- Village Location on the edge of the Cotswolds
- Excellent scope to add value.
- 6-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

CHARMING THREE-BEDROOM SEMI-DETACHED COTTAGE FOR MODERNISATION

DESCRIPTION

A charming three-bedroom semi-detached cottage arranged over three floors, requiring modernisation throughout and offering excellent scope to add value. Situated in the sought-after village of Kingswood, near Wotton-under-Edge, the accommodation includes a spacious living room with a wood-burning stove, a well-proportioned kitchen, two bedrooms and a family bathroom on the first floor, with a generous double bedroom occupying the second floor.

Externally, the property benefits from a quaint courtyard garden with a useful storage shed to the rear. It also enjoys an attractive outlook towards St Mary's Church, with the historic Abbey Gate ruins just a short walk away.

Requiring refurbishment throughout, the property presents an excellent opportunity for builders, developers and private buyers looking to create a beautiful home in a desirable village setting.

LOCATION

Situated in the heart of Kingswood, this property occupies a prominent High Street position within a thriving village on the edge of the Cotswolds. A range of local amenities, including independent shops, cafés, pubs and everyday conveniences, are all within walking distance, while the nearby market town of Wotton-under-Edge offers a wider selection of supermarkets, restaurants and leisure facilities. Excellent road links via the A46 and M5 provide easy access to Bristol, Gloucester and Cheltenham, making the location popular with both commuters and local businesses. The combination of a prominent trading position and excellent connectivity makes this an attractive opportunity for owner-occupiers and investors alike.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Please refer to the auction legal pack for confirmation.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approximate total area^m

819 ft²

76.2 m²

Reduced headroom

61 ft²

5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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