8 Crow Meadow, Kingswood, GL12 8RX

Asking price

£220,000

*** PLEASE CONTACT US FOR A VIRTUAL VIEWING *** TUCKED AWAY TWO BEDROOM COTTAGE IN SOUGHT AFTER CUL-DE-SAC LOCATION - WITHIN SHORT WALKING DISTANCE OF VILLAGE CENTRE - MODERNISED AND RECONFIGURED BY CURRENT OWNERS - ENTRANCE PORCH - LIVING/DINING ROOM - KITCHEN - CLOAKROOM/ UTILITY - PANTRY - NEWLY FITTED FIRST FLOOR BATHROOM - FIRST FLOOR DOUBLE BEDROOM - TOP FLOOR MASTER BEDROOM - WOODBURNER - SMALL REAR PATIO AND LAID TO LAWN GARDEN TO FRONT - OFF-STREET PARKING FOR ONE - SOLID FUEL RADIATOR CENTRAL HEATING - EXTENSIVE DOUBLE GLAZING - ENERGY RATING G

01453 544500

bennettjones.co.uk

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

sales@bennettjones.co.uk
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SITUATION
This modernised yet characterful cottage is set close to the centre of this ever popular village of Kingswood. The village caters for day to day amenities including: convenience shop/post office, primary school, fitness centre, and the sought after Katherine Lady Berkeley’s comprehensive school being located on the edge of the village. The nearby vibrant town of Wotton-under-Edge is just a mile away, where there is a range of independent retailers, supermarket, primary schools, doctors and dentists surgeries, and it proudly has its own swimming pool and cinema. The property is situated within a five mile radius of the M5 motorway and the A38 which gives easy travel throughout the south west.

DIRECTIONS
From the War Memorial in Wotton-under-Edge, proceed in a westerly direction out of town on the B4058 for approximately three hundred metres, turning left into Bear Street, continue for approximately half a mile, turning left, signposted Kingswood, on the B4060, passing Katherine Lady Berkeley’s school on the right hand side, continue into the village passing the garage on your left, just as you pass the tennis courts you will see a War Memorial on your left. Continue on the main road into the centre of the village, and take the left turn at the Spa convenience store onto Hillesley Road. Continue 100 meters and take the first turning on the left hand side onto Walk Mill Lane and take the immediate right onto Crow Meadow and the property will be located shortly on the left hand side.

DESCRIPTION
This property has been in the same ownership for over 8 years and the property has been extensively updated, modernised and reconfigured by the current owners. The property previously had a downstairs bathroom but now benefits from a cloakroom/utility to the downstairs with the newly fitted family bathroom to the first floor. The property now has a modern kitchen in keeping with the character of the property, woodburner which provides radiator central heating throughout, and the property has been finished to a high standard. The property briefly comprises: entrance porch, living/dining room, kitchen with pantry and downstairs cloakroom/utility. On the first floor, there is the newly fitted family bathroom and double bedroom. To the top floor is the master bedroom with built in storage. To the rear of the property is a small patio and further laid to lawn garden to front leading to the off-street parking space. Properties in this location and finished to this standard rarely become available and we recommend a viewing at your earliest opportunity.

THE ACCOMMODATION
( Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH
With wooden front door and window tiled floor leading to:

LIVING/DINING ROOM 5.27m (max) x 3.82m narrowing to 2.97m (17’3” (max) x 12’6” narrowing to 9’9”)
Double glazed front door, radiator, fireplace with woodburner, under eaves, stairs to first floor.

KITCHEN 4.19m (max) x 2.50m (max) (13’9” (max) x 8’2” (max))
Fitted kitchen with base and wall units, solid wood work surface over, space for tall standing fridge freezer, Zanussi electric cooker, Belfast sink, wooden floor, space and plumbing for dishwasher, radiator, pantry, two double glazed windows and double glazed door to rear.

CLOAKROOM/UTILITY
Double glazed window to rear, low level wc, wash hand basin with mixer tap, hot water cylinder, space and plumbing for washing machine.

ON THE FIRST FLOOR
LANDING
Stairs leading to top floor bedroom.

BEDROOM TWO 3.86m narrowing to 3.20m (12’8” narrowing to 10’6”)
Double glazed window to front, radiator, cast iron feature fireplace.

FAMILY BATHROOM
Bath with mixer rainfall shower, wash hand basin, low level wc, double glazed window to rear, radiator and part tiled walls.

ON THE TOP FLOOR
MASTER BEDROOM 4.25m (max under eaves) x 3.84m (max under eaves) (13’11” (max under eaves) x 12’7” (max under eaves))
Double glazed window to rear, radiator, built in storage cupboards.

EXTERNALLY
There is a small rear patio area presenting a quaint seating area with red brick retaining wall boundary and greenery. There is a shared side access leading to the road. To the front of the property there is a laid to lawn garden, with flagstone patio, flower borders and shrubs, with wood panel fencing and trellis to sides and path leading to the off-street parking for one.

AGENTS NOTE
Tenure: Freehold
Mains water, drainage, electricity are believed to be connected to the property.
We are informed there is gas available in the road.
The property has solid fuel radiator central heating via the woodburner.
Council Tax Band: ‘B’ (£1,553.05 payable).

VIEWING
By appointment with the owner’s sole agents as over.

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