



# Cloverlea Wickwar Road, Wotton Under Edge, Gloucestershire GL12 8RF

Welcome to the charming rural village of Kingswood, Wotton-under-Edge, this delightful semi detached 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: 40 %

Open Market Value: £320,000  
Rent per month: £400.00  
Service Charges per month: £25.48  
Buildings insurance per annum: £68.51  
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:
- 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
  - 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.

## Kitchen/Diner

16'4" x 7'9" (4.98 x 2.38)

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 front elevation.

## Lounge

9'6" x 15'1" (2.91 x 4.60)

Lounge with door leading to garden. Window to rear elevation.

## WC

5'6" x 2'8" (1.70 x 0.82)

White low level WC and hand wash basin.

## First Floor

Landing area with doors leading to 2 bedrooms and bathroom. Loft hatch and storage cupboard.

## Bedroom 1

10'8" x 14'11" (3.26 x 4.55)

Single storage cupboard. 2 Windows to the front elevation

## Bedroom 2

8'3" x 14'11" (2.54 x 4.56)

Window to the rear elevation

## Bathroom

6'5" x 6'11" (1.98 x 2.126)

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

## External

Large enclosed private garden with patio area and side access to 2 parking spaces to the side of the property.

## Disclaimer

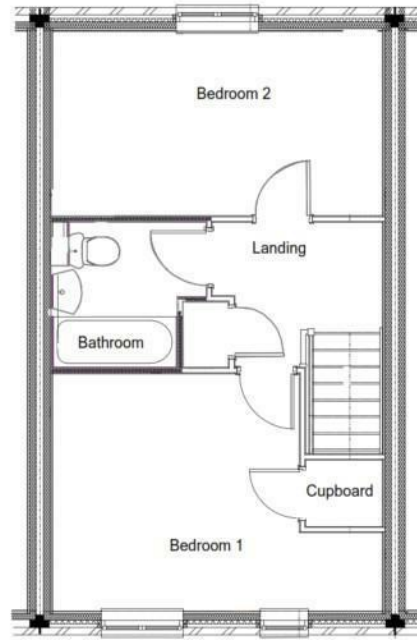
All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Ground Floor

Living Room 2.96m x 4.62m  
 Kitchen Dining Area 2.34m x 5.03m



First Floor

Bedroom 1 4.62m x 3.32m  
 Bedroom 2 4.62m x 2.60m  
 Bathroom 2.16m x 2.03m



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>91</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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