

Milburys

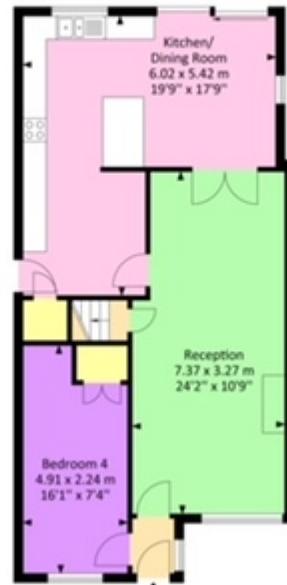
SALES LETTING MANAGEMENT



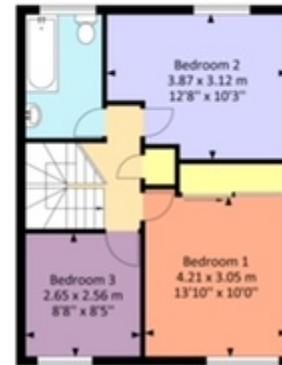
10 Farm Lees, Charfield, Wotton-under-Edge, Gloucestershire, GL12 8JA

£335,000

10 Farm Lees, Charfield, Wotton-Under-Edge, GL128JA  
Internal Area (Approx)  
105.8 Sq.M / 1138.4 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Ground Floor



First Floor



# 10 Farm Lees, Charfield, Wotton-under-Edge, Gloucestershire GL12 8JA

Come and view this fantastic semi-detached property situated in the highly popular area of Charfield and within catchment to excellent primary and secondary schools; a family orientated place to live offering a wonderful opportunity for the next family to move into. Entering in through the porch, there is a generous sized living room with double doors that open onto a superb kitchen/dining room. This is light and spacious and benefits from sliding patio doors opening onto the garden. It is the hub of the home and a perfect space for entertaining. Leading off from here there is a useful utility space and further rear access to the garden. Also on the ground floor is bedroom 4/study- this is a versatile space that could also be used for playroom or office. Moving upstairs there are three bedrooms, two double and one single. The principal bedroom also benefits from fitted wardrobes. The modern family bathroom completes the upstairs. Head outside there is a good sized, well kept garden mainly laid to lawn but with patio seating area for 'Al-fresco' dining. There is also a substantial shed tucked behind mature hedging and side access. A fantastic home, offering generous living and presented to a good standard throughout, with no onward chain! Please call the Wotton Office to arrange your viewing.

## Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 mile from Junction 14 of the M5 at Falfield, connecting from there directly to Bristol in the south and Cheltenham/Gloucester to the north. The local centre of Wotton-under-Edge is approximately 2.5 miles further to the east, passing the road to Katharine Lady Berkeley secondary school on route. Charfield has a primary school, a selection of shops, a post office, public houses, and a petrol station.

## Property Highlights, Accommodation & Services

- Semi-Detached Home in Popular Location
- 3/4 Bedrooms
- Superb Open Plan Kitchen/Dining Area
- Generous Sized Living Room
- Modern Family Bathroom
- Good Sized Garden With Substantial Shed
- Off Road Driveway Parking
- Within Catchment of Excellent Primary Schools and KLB Secondary School
- No Onward Chain
- South Gloucestershire Council- Council Tax Band C

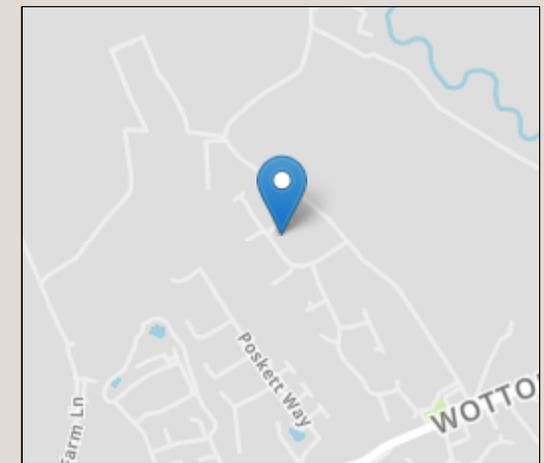
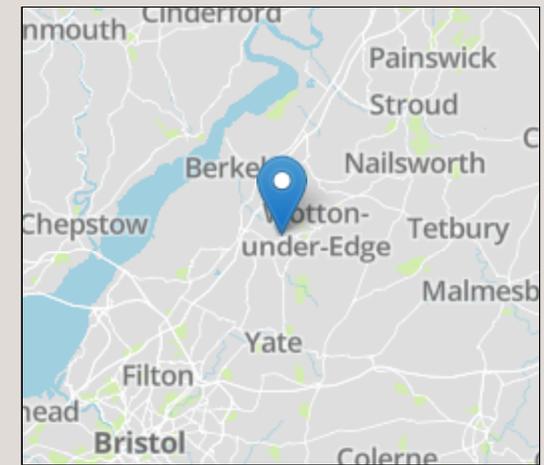
## Directions

Heading from the Village of Charfield on the main Wotton Road, head passed the Plough pub and turn right onto New Street, Take the first left onto Farm Lees and you will find no.10 situated on the right hand side opposite turning to Longsview.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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