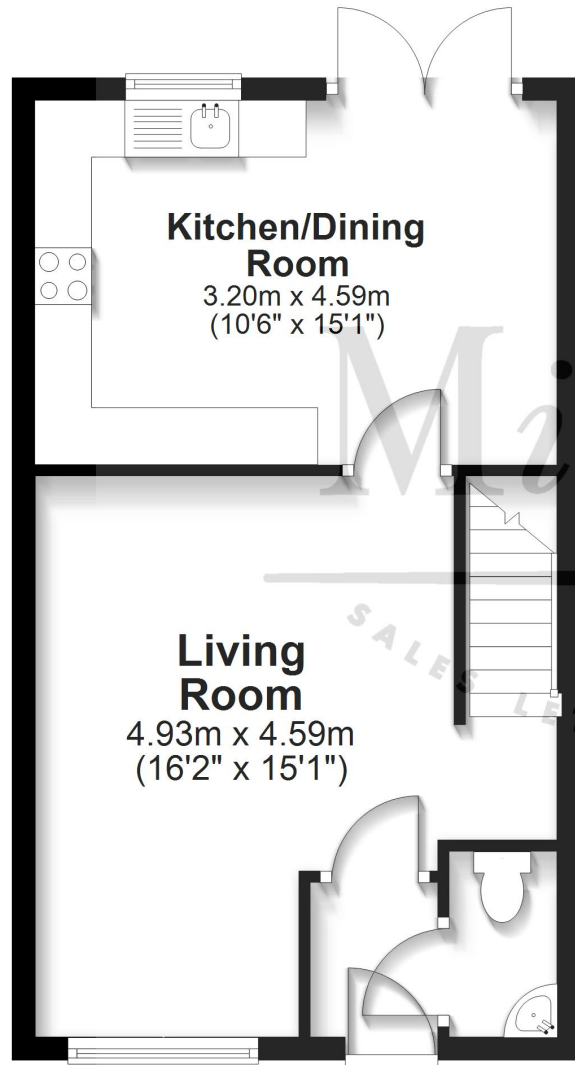






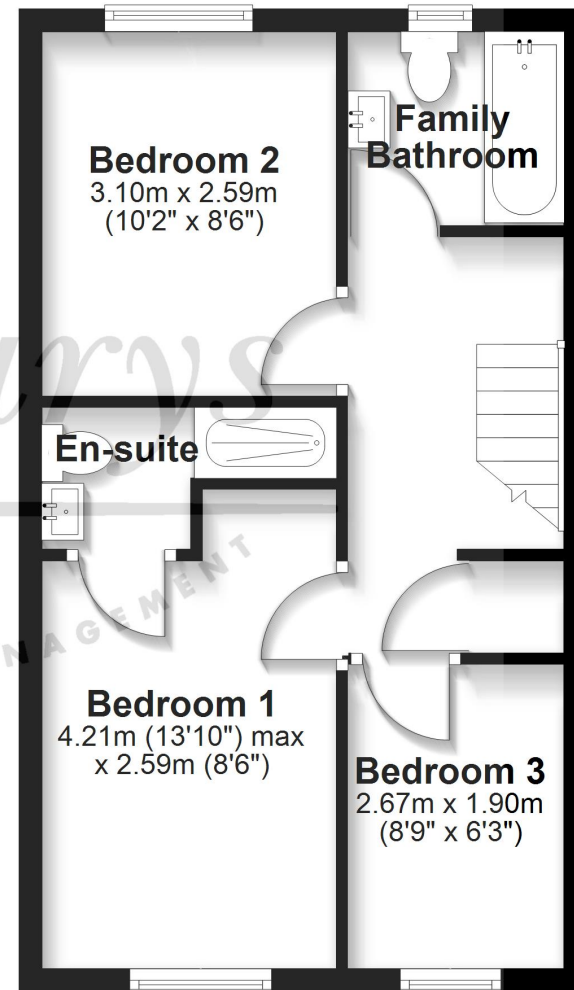
## Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 75.7 sq. metres (815.1 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

## 42 Poskett Way, Charfield, South Gloucestershire GL12 8FG

Built in 2021 by Barratt Homes and owned by the same family since new, this stylish semi-detached property is ideal for first-time buyers or investors alike. It enjoys easy access to all the amenities within Charfield and comes with the remainder of the NHBC warranty for complete peace of mind. The welcoming entrance hall provides space for coats and shoes, with a convenient WC adjoining. Beyond, a generously proportioned lounge awaits, filled with natural light from a front-facing window. The staircase is neatly tucked behind a partition wall. To the rear, a contemporary kitchen/diner is perfectly suited for modern living, offering a versatile space for casual meals, family dining, or entertaining. French doors seamlessly connect the indoors to the garden, while the kitchen itself benefits from ample cabinetry, integrated appliances (all included in the sale), and an additional storage cupboard—ideal as a pantry or for household essentials. Upstairs, the landing leads to two double bedrooms and a well-sized single. The master bedroom enjoys its own en-suite shower room, while the family bathroom provides the option for a long, relaxing soak. A useful airing cupboard completes this floor, perfect for linen and storage. One standout feature of this home is the dual heating loop, with the master bedroom and en-suite on a separate thermostat to the rest of the house —keeping you cosy on winter evenings while helping reduce energy costs. Outside, the rear garden offers a low-maintenance haven with a paved patio—ideal for summer evenings—alongside a small lawn, slate-edged flowerbeds, and a variety of plant pots. Two wooden gates provide access: one to the tandem driveway, the other for side bin access. With its neutral décor, this home is a true blank canvas—simply turn the key, move in, and make it your own.

### Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 miles 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, petrol station and coffee shop

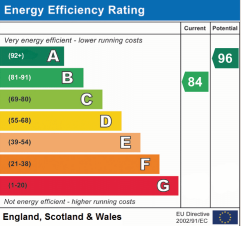
### Property Highlights, Accommodation & Services

- Well Presented Three Bedroom Semi-Detached Home- Perfect For First Time Buyers And Young Families
- Completed In 2021 By Barratt Homes- NHBC Warranty Remaining
- Two Doubles And One Single, Ensuite Shower to Principal And Modern Family Bathroom
- Lovely Rear Garden With Handy Side Access and Two Allocated Parking Spaces To The Rear
- Light And Airy Living Room
- Smart And Contemporary Kitchen/Dining Room With Integrated Appliances And French Doors To The Garden
- Sought After Charfield Village Location, Walking Distances To Amenities, An Excellent Primary School and Within Catchment To KLB Secondary School
- Ground Floor Cloakroom, Gas Central Heating And Double Glazing
- Dual Heating Loop - Master and En-Suite Are On a Separate To The Rest Of The Home
- South Gloucestershire Council - Council Tax Band C

### Directions

Heading through the village of Charfield on the B4058 in the direction of Wotton under Edge, you will see the Vintage Birdcage Coffee Shop on your left. Turn left into Poskett Way, follow the road round, and you will find number 42 on your right.

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



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