

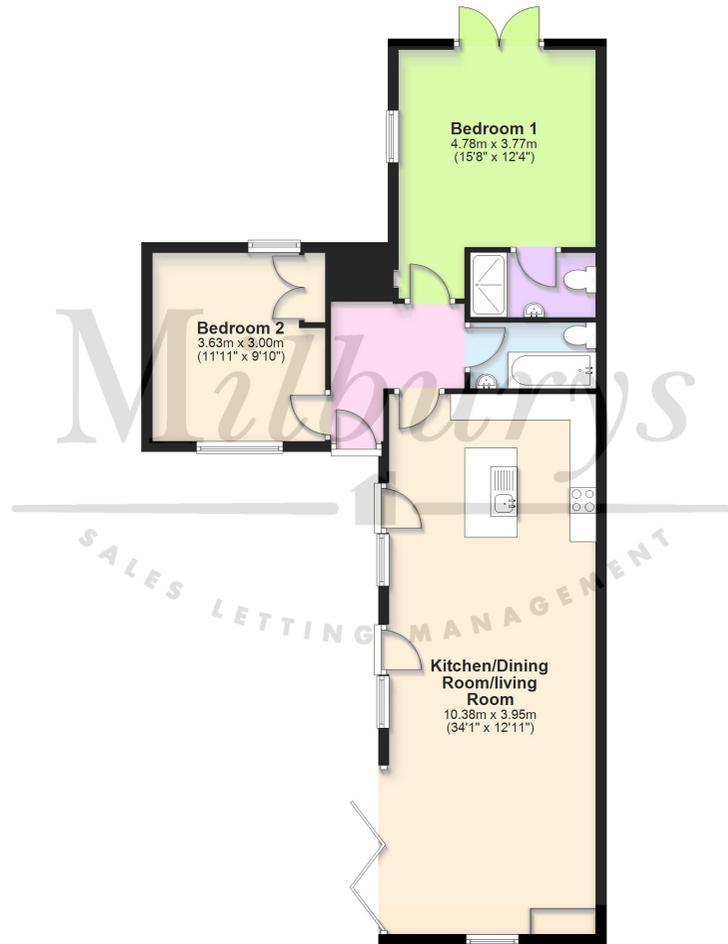


'The Old Forge', The Walled Garden, Charfield Hill, Charfield, South Gloucestershire,
GL12 8LH

£679,950

Ground Floor

Approx. 81.6 sq. metres (878.2 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

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



'The Old Forge', The Walled Garden, Charfield Hill, Charfield, South Gloucestershire GL12 8LH

AVAILABLE NOW! Sitting at the head of the exclusive 'Walled Garden' development on Charfield Hill, is 'The Old Forge' – a unique, brand-new and beautifully presented detached bungalow. The electric-gated private entrance opens onto landscaped gardens with a block-paved driveway and lawns laid either side. Designed with excellent eco-credentials and sustainability in mind, this stunning new home incorporates an EV charging point, air-source heat pumps and under-floor heating. The carefully styled interior offers a flexible contemporary layout, incorporating a magnificent open-plan living space with a vaulted beamed ceiling. Finished to a high specification, the fitted kitchen area features a central island and breakfast bar, with quartz work surfaces and integrated 'Neff' appliances (oven, hob, extractor, fridge/freezer, dishwasher). Bi-fold doors and 'Velux' skylights flood the space with natural light, a wood-burner providing additional heating - a focal point neatly tucked away in a corner. The principal bedroom boasts en-suite shower facilities and French doors opening onto a patio area leading to a raised lawn. Bedroom two shares the 'family' bathroom. This property combines modern convenience and charming character features, all completed with an excellent eye for detail. Perfect for those seeking single-level living in a popular village setting. Don't miss out!

Situation

The charming South Gloucestershire Village of Charfield is situated approximately 2.5 miles from Junction 14 of the M5 at Falfield, offering excellent access to Bristol, Cheltenham and Gloucester. The village is well served by amenities, including a Co-Operative supermarket, SPAR shop, post office, petrol station, village hall and Charfield Playing Fields. Further amenities can be found in the nearby towns of Wotton-under-Edge, Chipping Sodbury, Yate, Dursley and Thornbury. Residents can enjoy a drink at two public houses, The Plough and The Railway Tavern. For education, children can attend Charfield Primary School, and the village falls within the catchment for the highly regarded Katharine Lady Berkeley's Secondary School, approximately 2.4 miles away. There are school-funded buses for pupils. Current railway connections are at Cam and Dursley or Yate Train stations, both 8.6 miles, allowing access to Bristol or Gloucester. Charfield Railway Station is expected to reopen in Spring 2027 (visit the South Gloucestershire Council Website for further updates). The area also offers local bus services to the surrounding villages and is in great proximity to the Cotswold Way for leisure pursuits.

Property Highlights, Accommodation & Services

- AVAILABLE NOW
- Unique Detached Bungalow
- Electric-Gated Landscaped Gardens
- Magnificent Vaulted Open-Plan Living Space
- High Specification Kitchen Area With Island, 'Neff' Appliances And Quartz Work Surfaces
- Principal Bedroom With French Doors To Garden
- Luxury En-Suite Shower Room And Family Bathroom
- Convenient M5 J14, Village School, Village Pub and Shops
- 10 Year Build Zone Warranty

Directions

From J14 of the M5, take the B4509 eastwards up the hill past Tortworth. At the roundabout turn left onto the B4058 and drop down into Charfield. The development can be found on the left hand side as you enter the village.

Local Authority & Council Tax

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