

Milburys

SALES LETTING MANAGEMENT

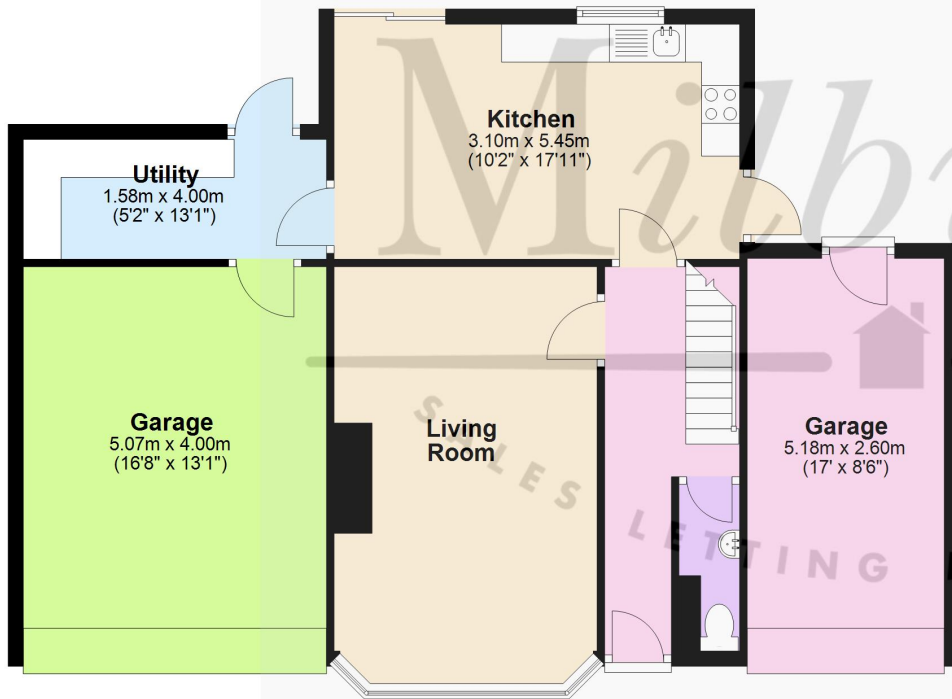


4 Longs View, Charfield, Wotton-under-Edge, Gloucestershire GL12 8HZ

£465,000

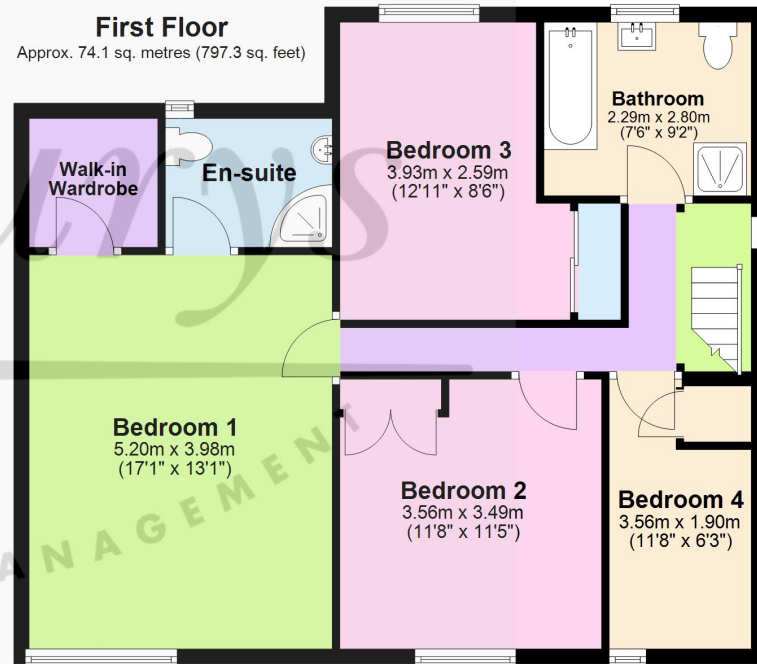
### Ground Floor

Approx. 90.1 sq. metres (969.5 sq. feet)



### First Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



Total area: approx. 164.1 sq. metres (1766.8 sq. feet)

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

# 4 Longs View, Charfield, Wotton-under-Edge, Gloucestershire GL12 8HZ

Built in the early 1990s by Newland Homes, Longs View is a desirable residential area blending comfortable living with the charming character of Charfield. This impressive four-bedroom family home is located close to countryside and within walking distance of public houses, the Co-Operative supermarket and other of the town's amenities. Upon entry, you are welcomed into an airy hallway with the WC conveniently located to your right. The living room bathes in natural light from the beautiful bay window accompanied by the electric fireplace offering a cosy and homely feel, especially in the colder months. At the rear, a delightful kitchen diner enjoys a pleasant outlook over the garden with a sliding patio door and separate window inviting the afternoon sun. This space is perfect for hosting social gatherings with friends and family. Adjacent, a useful utility room housing the gas boiler and integral access to one of the two garages of the property. The first floor comprises of three double bedrooms and one single. The exceptionally sized principle bedrooms boasts a modern finish and is complimented with a walk-in wardrobe and an en-suite shower room. The other three bedrooms feature built-in storage and served by the family bathroom. Outside, the generously sized rear garden offers a patio seating area extending from the home, perfect for al-fresco dining. The majority of the garden is laid to lawn, bordered by gravel and enclosed by fencing and a red brick wall offering a sense of privacy. The property is within the catchment area of the reputable primary schools and the highly sought-after Katharine Lady Berkeley's Secondary School. A property, truly one of a kind and perfect for a growing family offered for sale with no onward chain.

## 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

- Katharine Lady Berkeley Secondary School & Village Primary School
- No Onward Chain
- 4 Bedroom Family Home Within a Popular Residential Area
- Boasting Two Separate Garages
- Generous Back Garden With Patio
- Plenty of Built In Storage Throughout
- Room for Extension (Subject to Necessary Planning Constraints)
- Principal Bedroom With En-Suite
- Cosy Lounge Complete With An Electric Fireplace
- South Gloucestershire Council - Council Tax Band E

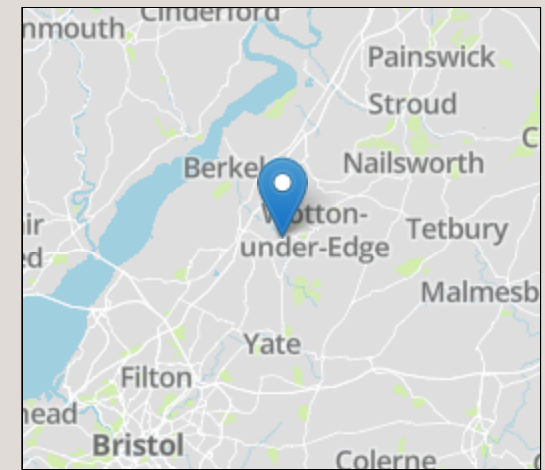
## Directions

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, first left into Longsview and situated on the right hand side is number 4.

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

**Tenure** - Freehold (to be confirmed)

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



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