

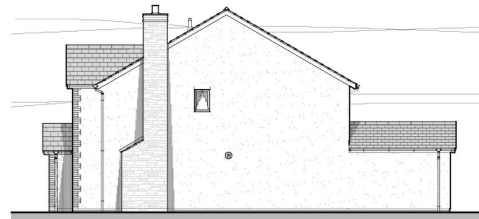


'The Walled Garden', Charfield Hill, Charfield, South Gloucestershire, GL12 8LH

£795,000



front elevation



side elevation

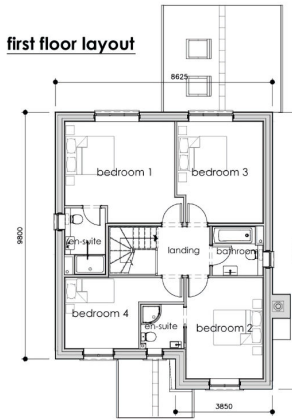


rear elevation



side elevation

first floor layout



ground floor layout



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'The Walled Garden' is an exclusive gated modern development, just waiting for discerning buyers to step in and make their personal choice of a luxury new home. Situated on Charfield Hill, four stunning properties comprising of three detached houses with double garages and one bungalow. Incorporating EV charging points and air-source heat pumps, taking a step into the green future ahead! The houses to the rear of the development, each with four bedrooms, twin en-suites and a double garage complete with electric doors, power and lighting. Modern fitted kitchens all round, with quartz worktops and integrated NEFF appliances incorporated as standard. Blessed with vaulted ceilings and bifold doors to gardens with an outlook across the fields behind and beyond, showing the true beauty of rural living. A unique two-bedroom bungalow (currently under offer) is situated at the front and ideal for those looking for single-level contemporary living. As a secondary heat source, each property has the added benefit of a HETAS Installed log Burner for cosy nights in on those chiller evenings of the year.

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

- Stunning Village Development Backing Onto Farmland
- Four Detached High-Specification Homes
- Kitchens Fitted With Quartz Worktops and NEEF Oven, Hob, Extractor, Fridge/Freezer, Dishwasher
- Air Source Heat Pump, plus 'HETAS' Installed Log-Burner
- Aluminium Bi-Fold Doors, UPVC Double-Glazing
- Gardens Laid To Turf, Paved Patio, Outside Tap, Outside Electrical Point
- Electric Gated Main Entrance
- EV Charging Point
- Houses With Electric Opening Double Garages
- 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 - South Gloucestershire - Tax

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



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THE WALLED GARDEN

