



95 Woodlands Road, Charfield,  
Wotton-Under-Edge, GL128LT  
Internal Area (Approx)  
81.1 Sq.M / 872.5 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



# 95 Woodlands Road, Charfield, Wotton-under-Edge, Gloucestershire

## GL12 8LT

This modern semi detached home is situated in a quiet cul-de sac location, tucked away yet a stones throw from excellent schools, amenities, and the playing fields of the sought after village of Charfield. Stepping into the entrance hallway to your left is a cloakroom, then following into a spacious lounge leading into a stylish kitchen and dining area. Patio doors open out into a conservatory/garden room with a beautiful outlook onto the garden and fields beyond. Moving upstairs, there are three bedrooms, two double and one single. The principle bedroom benefits from an ensuite shower room. Completing the upstairs, there is a family bathroom and a useful landing storage cupboard. Outside, there is an impressive long garden mainly laid to lawn, looking out onto open fields. There is also a patio seating area for al-fresco dining- the perfect spot to take in the views. To the side of the property, there is a single garage coupled with a large driveway. Further benefits include gas central heating and double-glazing. A great opportunity to purchase a property in a sought after location that offers plenty of opportunity to add your stamp- with no onward chain! Call our Wotton-under-Edge branch today 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

- Stylish Kitchen/Diner
- Downstairs Cloakroom
- Ensuite shower room
- Stunning Views to Rear
- Patio Area
- Cul De Sac Location
- No Onward Chain - Fantastic Opportunity!
- Garage & Driveway On Plot
- Generous Garden With A Fantastic Outlook
- South Gloucestershire Council- Council Tax Band C

### Directions

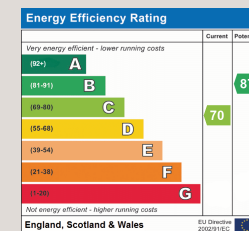
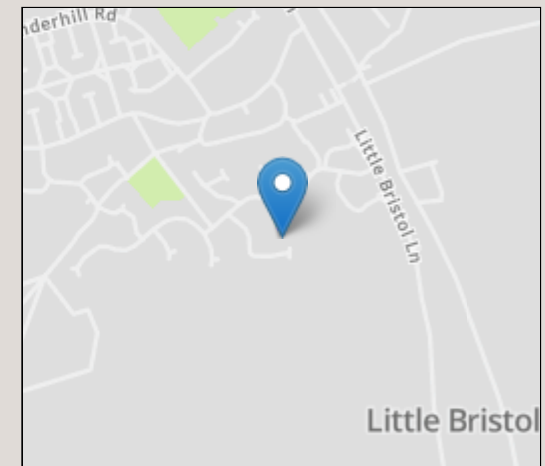
Dropping down into the village from the south, look out for Little Bristol Lane on your right hand side just before the railway bridge. Turn in here and after a short drive you will discover Woodlands Road which is the 2nd turning on right handside. Take the second cul-de-sac on your left and continue to number 95 toward the end of cul de sac on your right.

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

**Tenure** - Freehold

**Additional Information** - Covenant on rear garden expires 2030

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



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