

Milburys

SALES LETTING MANAGEMENT

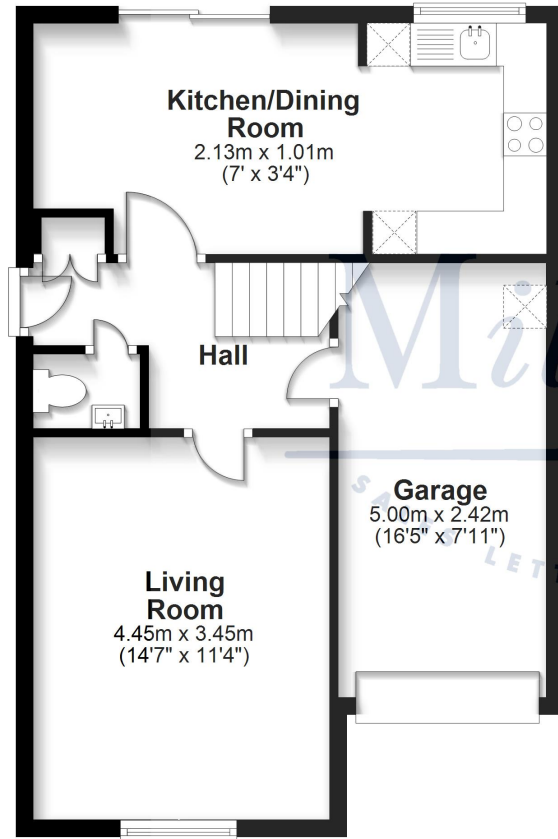


5 Watermill close, Falfield, Wotton-under-Edge, Gloucestershire, GL12 8BW

£395,000

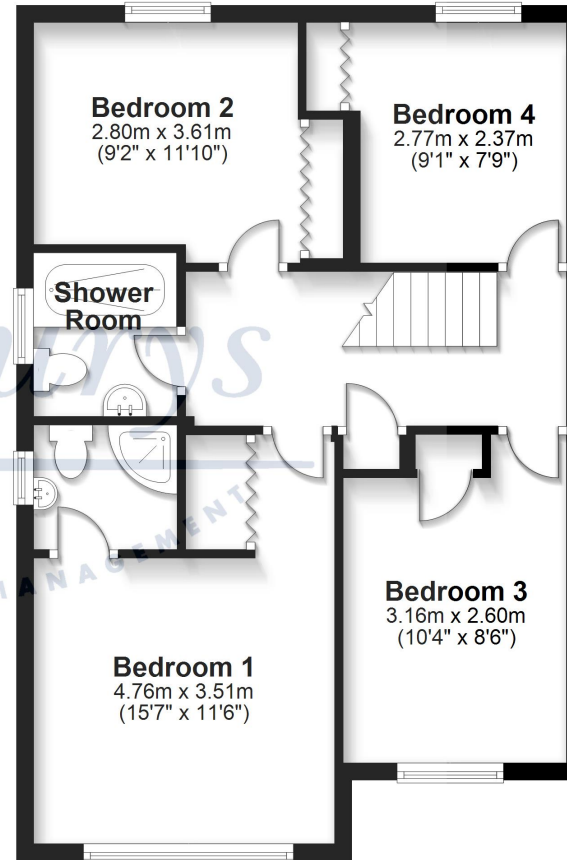
Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

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



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A detached, four bedroom, family home in a semi-rural location offered with no onward chain. Falfield is one of South Gloucestershire's best kept secrets! The village hall but a short stroll, providing the locals with WI meetings, Brownies and Rainbows divisions, and parties a plenty, the local shop offering you your morning paper, Rockhampton cricket club a cycle ride away, easily accessible commuter links, traditional pub and community at it's heart- an 'up and coming' location sure to be a hit. Situated at the head of the of the cul-de-sac, the driveway leads to the single garage and there is side access to the rear garden. Downstairs comprises a good sized entrance hall with cloakroom and internal access to the garage. To the right the living room is bright and perfectly proportioned and to the left is a kitchen/diner with fitted units in a modern design - the hub of the home and offering sliding doors into the rear garden. Upstairs are four bedrooms, the principle bedroom with en-suite, a further double and two good sized singles, all with fitted storage and the family shower room. The level rear garden is laid mainly to lawn and provides plenty of space for children to run riot in the summer months! A lovely, four bed family home, offered with no onward chain- call today to arrange your tour!

Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, public house and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

Property Highlights, Accommodation & Services

- No Onward Chain!
- Detached, Four Bedroom, Family home
- Private Driveway, Single Garage And Side Access
- Well Proportioned Living Room
- Modern Kitchen/Diner With Sliding Doors Onto Rear Garden
- Bedroom One With En-suite, Three Further Bedrooms
- Family Shower Room And Cloakroom
- Sizeable Rear Garden, Laid Mainly To Lawn And Level
- Benefits Include Oil Central Heating And UPVC Double Glazing

Directions

From Junction 14 on the M5 north turn left and at the Junction with the A38 turn left again towards Thornbury and take the first left into Mill Lane. Watermill Close is the first turning on the left. No 5 is at the head of the cul-de-sac.

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

Tenure - Freehold

Additional Information - Communal Drainage - fee apply

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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