

Milburys

SALES LETTING MANAGEMENT

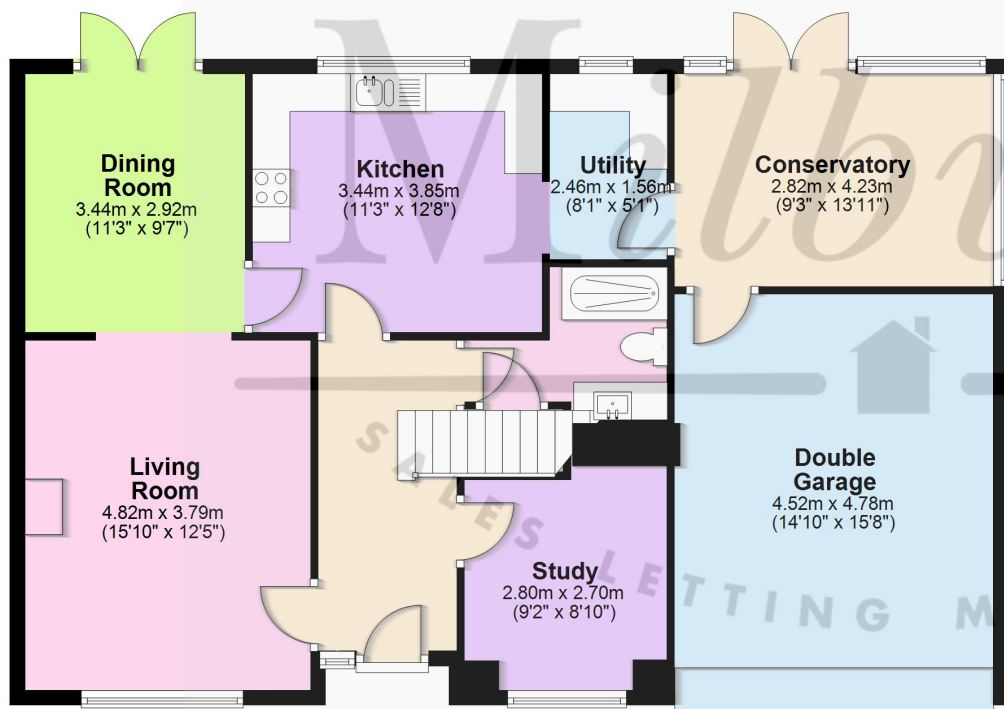


1a Horsford Road, Charfield, Wotton-under-Edge, Gloucestershire GL12 8SU

£560,000

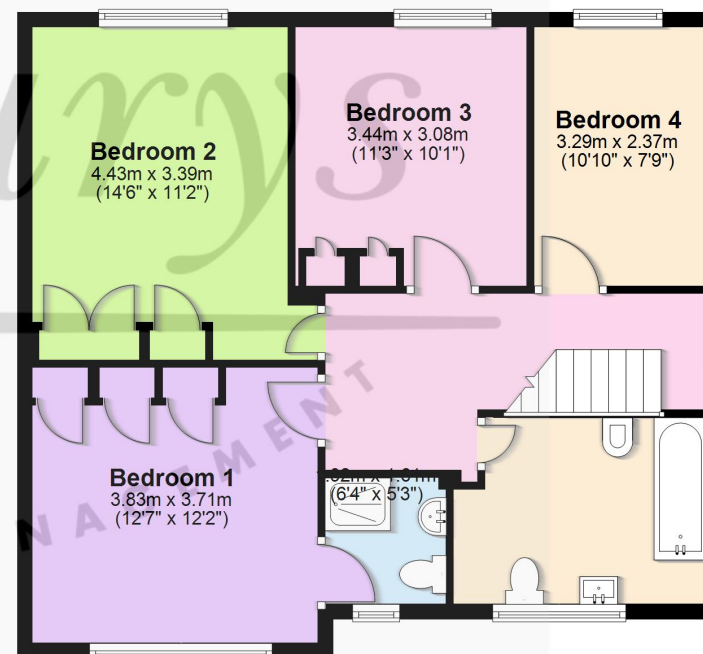
Ground Floor

Approx. 104.6 sq. metres (1126.1 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 174.6 sq. metres (1879.0 sq. feet)

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

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Rarely available and one-of-a kind, 'Merlaine House' occupies a distinguished position within a significant plot. Built only thirty years ago, this four bedroom detached house has been meticulously designed to ensure there is no compromise of space for a growing family. A lovely entrance hall connects to all rooms of the ground floor offer a great flow of natural lighting throughout. An open plan living/diner is situated to the left of the property housing a gas fireplace, with light flooding from every direction from the amazing dual aspect. With patio doors to the garden this space truly provides great opportunities to entertain and create fulfilling memories. A separate kitchen space flows from here with plenty of workspace, an integrated double oven and quality cabinets with a modern finish leading onto a separate utility space and conservatory with double doors leading to the garden. Access to the incredible double garage is found here also. To complete the ground floor a shower room and further reception room with endless uses as the kids grow from a playroom to a study! Upstairs features a generous modern family bathroom, four double bedrooms, three of which have built in storage and the master benefiting from its own private modern en-suite shower room! A considerable and secluded garden is situated to the rear of the property. Truly a delight for the green thumb, with plenty of raised flowerbeds boarding the main seating area found in the centre of the garden. A separate outbuilding is set to the back of the garden and with power and lighting presenting a great space for the hobbyists to keep busy! A fantastic property of fantastic size in a fantastic location with further sought after attributes of gas central heating, UPVC double glazing, within the catchment area of Katharine Lady Berkeley's Secondary School and a stone's throw away from local primary schools. Plenty of opportunity to add a personal touch, 'Merlaine House' is a charming home perfect for a busy family!

Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 mile from uncton 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 the popular Katharine Lady Berkeley secondary school enroute. Charfield has a primary school, a selection of shops, excellent cafe, public houses, and a petrol station.

Property Highlights, Accommodation & Services

- Rare Opportunity in Sought After Location
- Modern Fitted Kitchen and a Separate Utility Room
- Dual Aspect Lounge/Diner with French Doors to Rear
- Sizeable 4 Bedroom Detached Home
- Downstairs Shower Room
- Ensuite And Fitted Wardrobes To Principal Bedroom
- Village Amenities All Within Easy Walking Distance Along With Country Walks
- Katherine Lady Berkeley School Catchment Area and an Excellent Primary School
- Double Garage and Driveway
- Council Tax - Band - E - South Gloucestershire Council

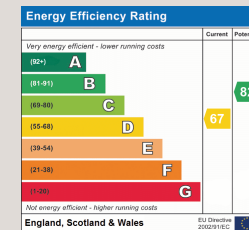
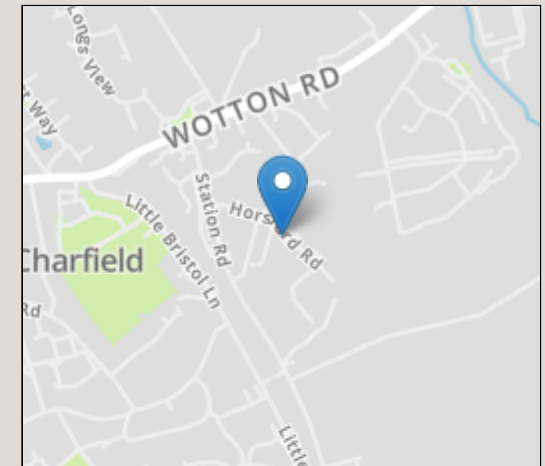
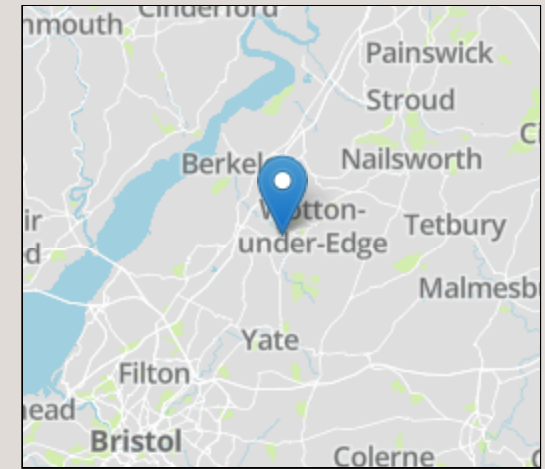
Directions

Driving into Charfield along the B5048 from the direction of Wotton-under-Edge, turn left into Station Road just before the bridge. Take the second left into Horsford Road and No.1A will be directly on your left.

Local Authority & Council Tax - - Tax Band E

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk - Tel: 01452 842666



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