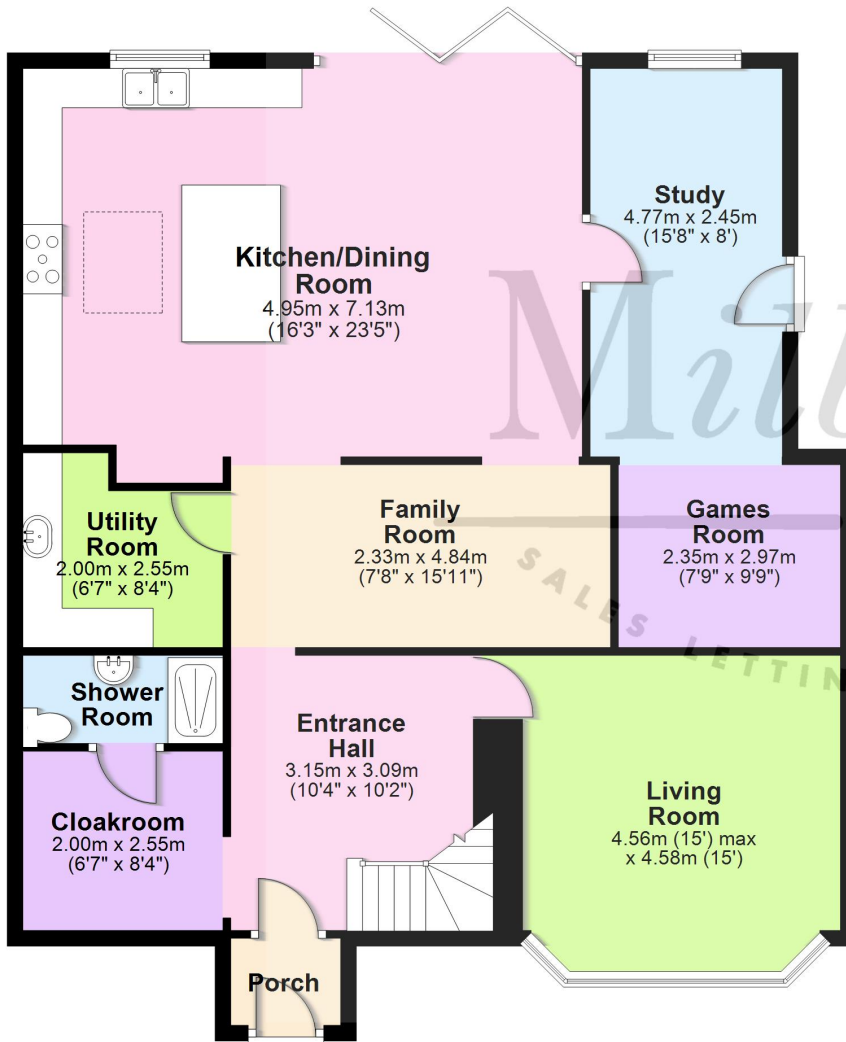






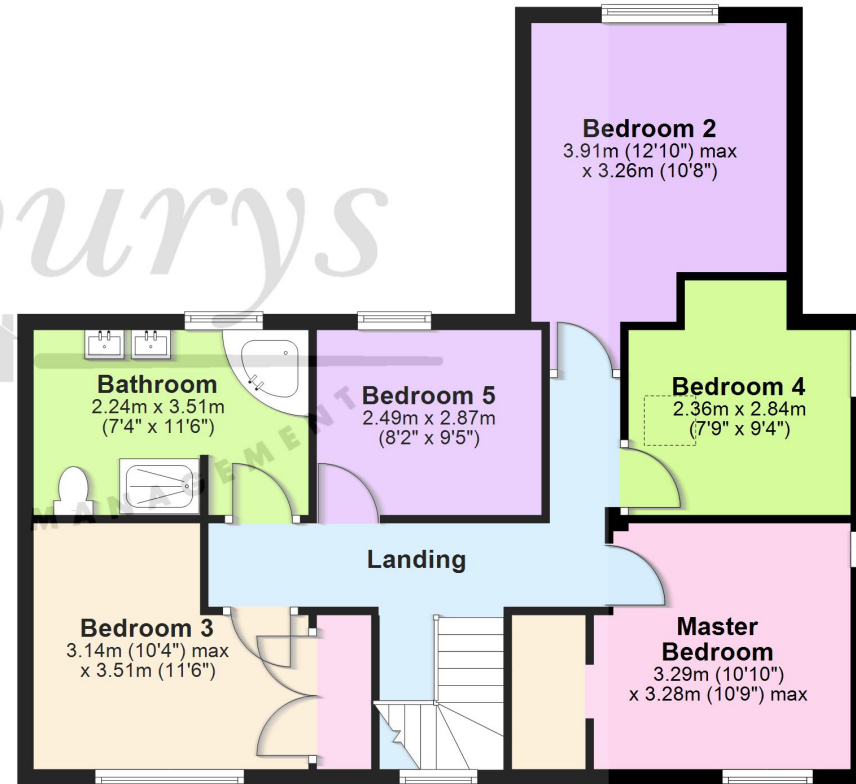
## Ground Floor

Approx. 115.7 sq. metres (1245.0 sq. feet)



## First Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



Total area: approx. 187.7 sq. metres (2020.4 sq. feet)

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

## 9 Newtown, Wotton-under-Edge, Charfield, South Gloucestershire GL12 8TF

A character-filled retreat dating back to 1852, this deceptively spacious home is situated toward the end of a private no-through road on Newtown, believed to be one of the oldest streets in Charfield, offered with NO ONWARD CHAIN. Centrally positioned close to shops, a cafe, public houses, Charfield Playing Fields and several excellent primary schools and nurseries and within the catchment area of the prestigious Katharine Lady Berkeley's Secondary School. Formerly two cottages, the property has been thoughtfully combined and extended seamlessly blending characterful charm and modern living, with thoughtful additions of solar panels with battery storage and an EV charger. The front features a double garage and driveway parking, with a beautiful flower-lined façade. Inside, a welcoming entrance hallway leads to a flexible cloakroom with an adjoining shower room – the perfect office or playroom. The cosy living room showcases a lovely exposed stone wall, light-filled bay window and beautiful wooden beams. This room is enhanced by underfloor heating. An impressive, open-plan living space incorporating 16ft vaulted ceilings, Velux windows and bi-folding doors that perfectly blend indoor and outdoor living. Charming Farrows & Ball cabinetry, granite worktops, with a striking two-metre island as the centrepiece of this sociable space, while being complemented by original beams, alongside a family space, a generously proportioned study, over 4m in length (incorporating the games area) with a secondary access to the home, perfect for accommodating a business from your own home! A generous utility room keeps everything neatly tucked away with adoring limestone flooring flowing throughout. Upstairs, you will find five double bedrooms and a stylish family bathroom, featuring a shower, bath and underfloor heating. The master bedroom features a wonderful walk-in wardrobe with stunning views of the Cotswold Hilltops. The southerly facing sun-soaked lawns found to the rear allow for al-fresco dining in the dedicated patio area, allowing you to get the last of the sun before it sets. With quick access to Junction 14 of the M5, making it perfect for commuting to Bristol, Gloucester and other major cities. If homes could speak, the tales this one would tell, certainly a home that can only be appreciated in person.

### Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 miles 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, petrol station and coffee shop. A new train station is coming soon (<https://beta.southglos.gov.uk/charfield-train-station/>).

### Property Highlights, Accommodation & Services

- No Onward Chain - Optional Appliances Included
- Central Village Location, Found On a Private No-Through Road
- Within Catchment Area Katharine Lady Berkeley's Secondary School and an Excellent Primary School
- Charming, Thoughtfully Extended and Modernised 5 Bedroom Cottage
- Double Garage, Off-Street Parking, Electric Car-Charging Point, Solar Panels With Battery Storage
- Stunning Kitchen/Diner with Farrows & Ball Cabinetry, Granite Worksurfaces, Two-Meter Island and Bi-Folding Doors
- Five Double Bedrooms, Stylish Family Bathroom, Downstairs WC and Separate Utility
- South West Facing and Landscaped Rear Garden With a Patio Seating Area
- Underfloor Heating in Living Room, Kitchen/Diner and Study
- South Gloucestershire Council - Council Tax Band D

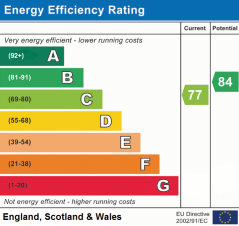
### Directions

Approaching Charfield from Wotton-under-Edge via the B4058, proceed until just after the zebra crossing, where you will turn into Newtown on your left-hand side. Number 9 is the second property to the end.

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

**Tenure** - Freehold

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



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