

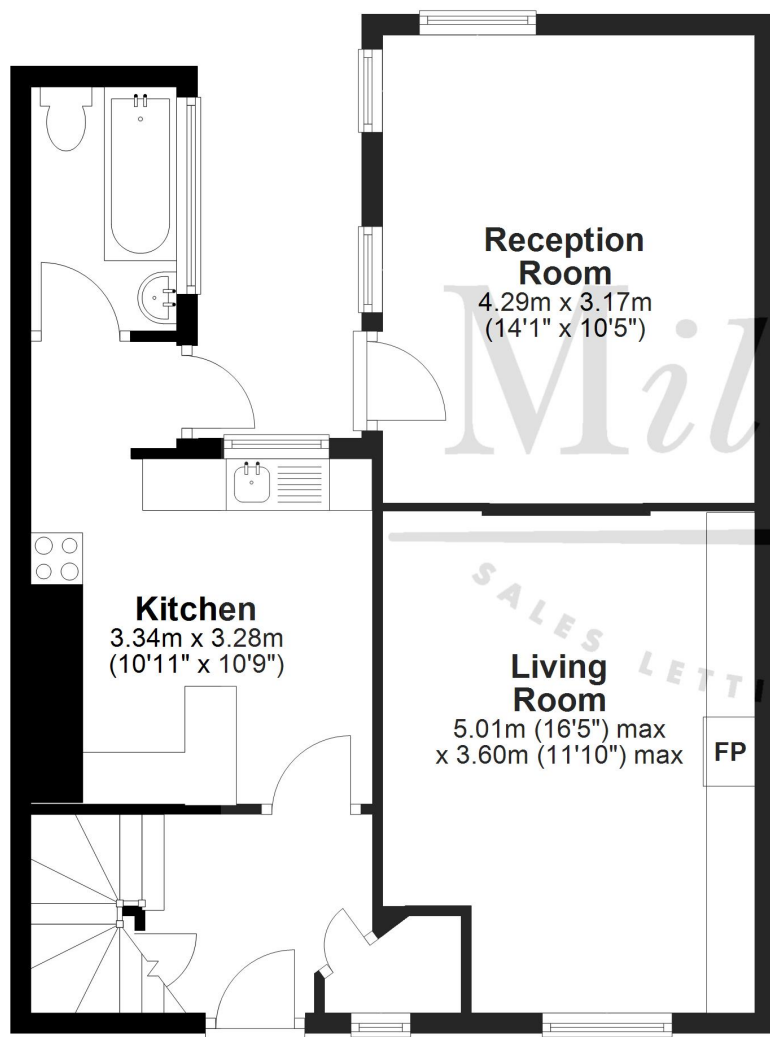


28 Wotton Road, Charfield, South Gloucestershire GL12 8TP

£285,000

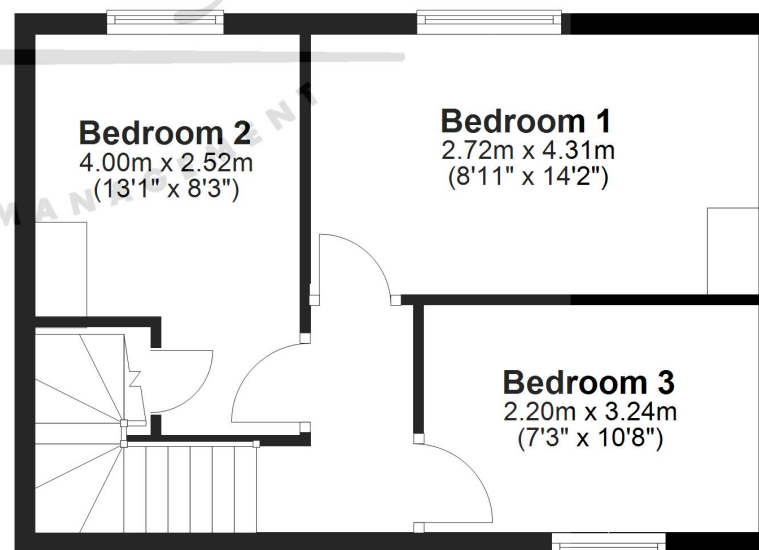
## Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

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

# 28 Wotton Road, Charfield, South Gloucestershire GL12 8TP

Come and transform this charming Victorian terrace, offered to the market with NO ONWARD CHAIN! Requiring updating and modernising throughout, this home is the perfect project to sink your teeth into. Set back from the road in a central position, the property benefits from ample driveway parking and a small lawn at the front. The accommodation opens into a central hallway with understairs storage and a separate pantry housing the gas combination boiler (serviced in 2025). The kitchen offers wall and base units for storage, with a breakfast bar and garden outlook. Just beyond there is access to the garden and the family bathroom with a heated towel rail. Two reception rooms flow together to the left. The first centres around a focal fireplace, with wall-to-wall built-in storage, the second is a bright and versatile space, with three windows introducing plenty of natural lighting and secondary access to the garden. Upstairs contains two double bedrooms, a single and further characterful touches, including two feature fireplaces and over-stairs storage. The home sits on an approximate 0.09acre plot, most of which is the long, sweeping lawns behind. A patio space sits towards the home – perfect for entertaining, with an additional greenhouse and two sheds. Sitting within the catchment of Katharine Lady Berkeley's Secondary School, this home is a great opportunity to add value and create a home full of charm to your taste.

## Situation

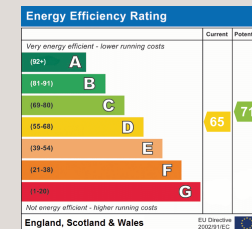
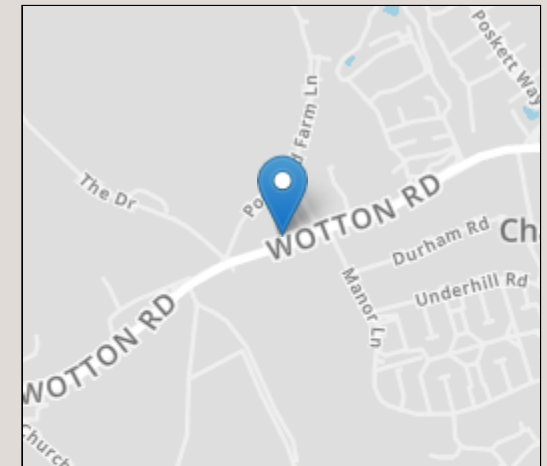
The charming South Gloucestershire Village of Charfield is situated approximately 2.5 miles from Junction 14 of the M5 at Falfield, offering excellent access to Bristol, Cheltenham and Gloucester. The village is well served by amenities, including a Co-Operative supermarket, SPAR shop, post office, petrol station, village hall and Charfield Playing Fields. Further amenities can be found in the nearby towns of Wotton-under-Edge, Chipping Sodbury, Yate, Dursley and Thornbury. Residents can enjoy a drink at two public houses, The Plough and The Railway Tavern. For education, children can attend Charfield Primary School, and the village falls within the catchment for the highly regarded Katharine Lady Berkeley's Secondary School, approximately 2.4 miles away. There are school-funded buses for pupils. Current railway connections are at Cam and Dursley or Yate Train stations, both 8.6 miles, allowing access to Bristol or Gloucester. Charfield Railway Station is expected to reopen in Spring 2027 (visit South Gloucestershire Council Website for further updates). The area also offers local bus services to the surrounding villages and is in great proximity to the Cotswold Way for leisure pursuits.

## Property Highlights, Accommodation & Services

- NO CHAIN!!
- Updating and Modernisation Required
- Pretty Victorian 3-Bedroom Terraced Cottage
- Approximate 0.09 Acre Plot With A Generous Rear Garden
- Close Proximity To Junction 14 of the M5, Schools, Shops And Public Houses
- UPVC Double Glazing Installed In 2015/2016/2017 Throughout
- Set Back From Road With Off-Street Driveway Parking
- Downstairs Bathroom
- Light Filled Reception Rooms, One Centring Around A Fireplace
- South Gloucestershire Council - Council Tax Band B

## Directions

Dropping down into Charfield from the south, along the B4058, you will find number 28 on your right handside towards the bottom of the hill denoted by a 'for sale' board outside the home.



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)





