





front elevation 1:100



side elevation 1:100



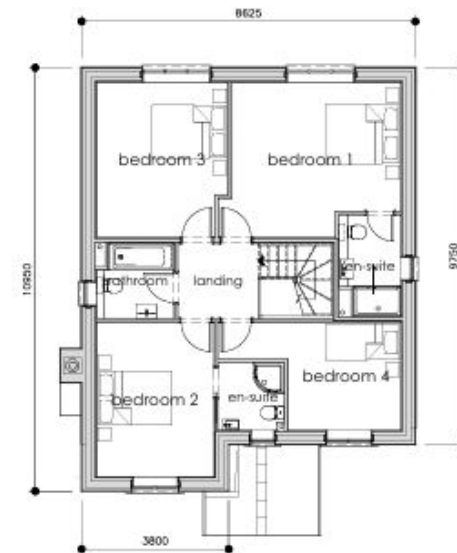
rear elevation 1:100



side elevation 1:100

MATERIALS (all materials to LA approval)	
Roof	- Slate effect concrete interlocking tiles, e.g. Redland Richmond 10 Slate.
Walls	- Front Elevation - Reconstructed stone. Side & Rear Elevations - K-Rend roughcast render.
Chim (front elevation)	- Cast stone.
Fascias & soffits	- Upvc/Timber, painted.
Entrance Doors	- Upvc/Composite/Timber, painted/stained, double glazed.
Bi-Fold Doors	- Upvc/PVC aluminium, double glazed.
Windows	- Upvc, glazed with double glazed units.

GROSS INTERNAL FLOOR AREAS	
Ground floor	GIA 78.45m ²
First floor	GIA 74.46m ²
Total GIA	152.91m²



first floor layout 1:100



ground floor layout 1:100



Plot 3 'Coldstream', The Walled Garden, Charfield, South Gloucestershire GL12 8LH

‘The Walled Garden’ is an exclusive gated development, offering a rare opportunity for discerning buyers to secure a luxury new home in a sought-after location. Nestled on Charfield Hill, the final remaining executive four-bedroom detached house with a double garage is now available. Designed with sustainability in mind, these homes feature EV charging points and air-source heat pumps—embracing a greener future. Positioned at the rear of the development, each property boasts four spacious bedrooms, twin en-suites, and a double garage equipped with electric doors, power, and lighting. The interiors are finished to an exceptional standard, with stunning fitted kitchens that include quartz worktops and integrated NEFF appliances as standard.

‘Coldstream’ enjoys a prime position within the development, with its double garage neatly placed at the front right of the boundary. This executive home offers generous accommodation, ideal for a growing family. The ground floor welcomes you with a spacious hallway leading to a cosy living room, complete with a HETAS-installed log burner. A second reception room with pocket doors offers a versatile space, perfect as a study. The expansive kitchen/dining room is a true highlight, featuring bifolding doors that frame picturesque rural views across open fields. A practical utility room sits adjacent, and a modern cloakroom completes the ground floor. Upstairs, you will find four double bedrooms and an elegant family bathroom. Both the principal and guest bedrooms benefit from their own en-suite facilities, offering comfort and privacy. A standout feature of this plot is the outdoor office, fully equipped with power and lighting, providing a peaceful and productive workspace just steps from home.

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

- Four Bedroom Detached High-Specification Home With Farmland Views
- Kitchens Fitted With Quartz Worktops and NEEF Oven, Hob, Extractor, Fridge/Freezer, Dishwasher
- Two En-Suite Shower Rooms, Family Bathroom • Garden Office With Power And Lighting
- Air Source Heat Pump, plus ‘HETAS’ Installed Log-Burner • Gardens Laid To Turf, Paved Patio, Outside Tap, Outside Electrical Point
- Electric Gated Main Entrance & EV Charging Points • 10-Year Build Zone Warranty
- Double Detached Garage, Driveway with Ample Parking

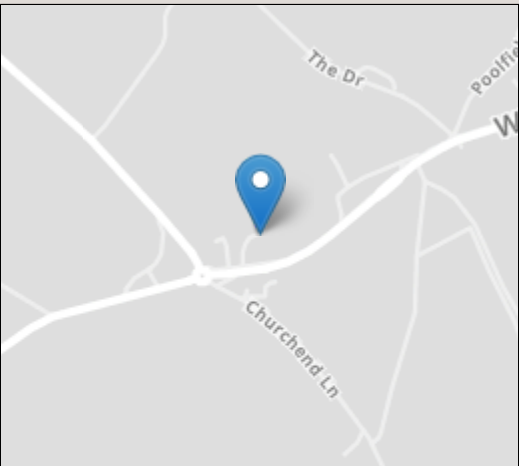
Directions


From J14 of the M5, take the B4509 eastwards up the hill past Tortworth. At the roundabout turn left onto the B4058 and drop down into Charfield. The development can be found on the left hand side as you enter the village.

Local Authority & Council Tax -

Town and Country

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	90
		EU Directive 2002/91/EC	





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