





Total area: approx. 188.7 sq. metres (2031.1 sq. feet)

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Plan produced using PlanUp.



12 Selman Drive, Falfield Grange, Falfield, South Gloucestershire GL12 8FJ

A beautifully presented detached village home, built in 2022 by Liden Homes and known as 'The Fletcher', occupying a prime position within this desirable development. Overlooking open green space and nestled in a quiet cul-de-sac shared with just one neighbouring property, this home offers privacy, space, and modern living. Boasting an electric car charging point and a double garage, this property is ideally suited for a growing family. Upon entering, a welcoming hallway provides access to all areas of the home, with stairs leading to the first floor. To the rear, a stunning kitchen/dining/family room spans the full width of the property and has been thoughtfully extended by the current owners. This expansive, light-filled space is perfect for entertaining, with French doors opening onto a south-facing garden. The contemporary kitchen is equipped with integrated appliances, all included in the sale. A separate utility room offers additional convenience with side access to the home, while a versatile study/playroom at the front is ideal for working from home or keeping toys neatly out of sight. The first floor offers a stylish family bathroom with shower over the bath and three well-proportioned double bedrooms, each featuring bespoke fitted wardrobes by Sharps. The principal bedroom enjoys elegant décor, fitted and walk-in wardrobes, and a sleek en-suite shower room. A second staircase leads to the top floor, where two further generous double bedrooms benefit from far-reaching countryside views, complemented by an additional modern shower room. Outside, the south-facing rear garden is a true retreat, with a sun-soaked patio ideal for relaxing or al fresco dining, and a lawn perfect for children's play. Thoughtfully landscaped with mature flowers and trees, the garden provides both privacy and a haven for butterflies and bees. This exceptional home combines generous family space with scenic surroundings and countryside walks just steps from the front door.

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

- Double Garage and Electric Car-Charging Point
- Walled South-Facing Gardens
- Lounge with Bay-Window
- 5 Double Bedrooms with Sharps Fitted Wardrobes - Apart From The Master Which Are Wren
- Separate Study, Utility Room, Cloakroom
- Principal Bedroom with En-Suite and Dressing Room
- Guest Bedroom with En-Suite
- Extended Kitchen/Diner/Family Room With French Doors To The Rear Garden
- South Facing Enclosed Garden With Delightful Patio Seating Area, Lawn Bordered by Flowers, Trees and Shrubs
- South Gloucestershire Council - Council Tax Band F

Directions

From J14 of the M5 take the A38 north, turning left almost immediately into Moorslade Lane. Look out for the Linden Homes Sales Office on the



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