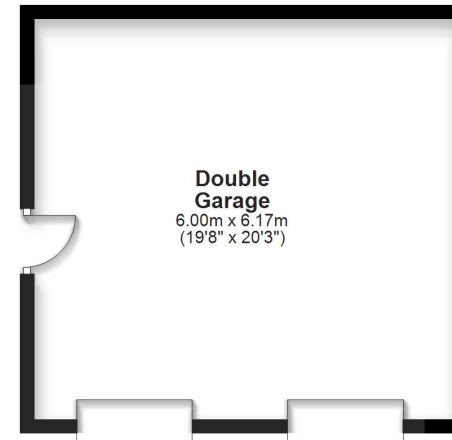
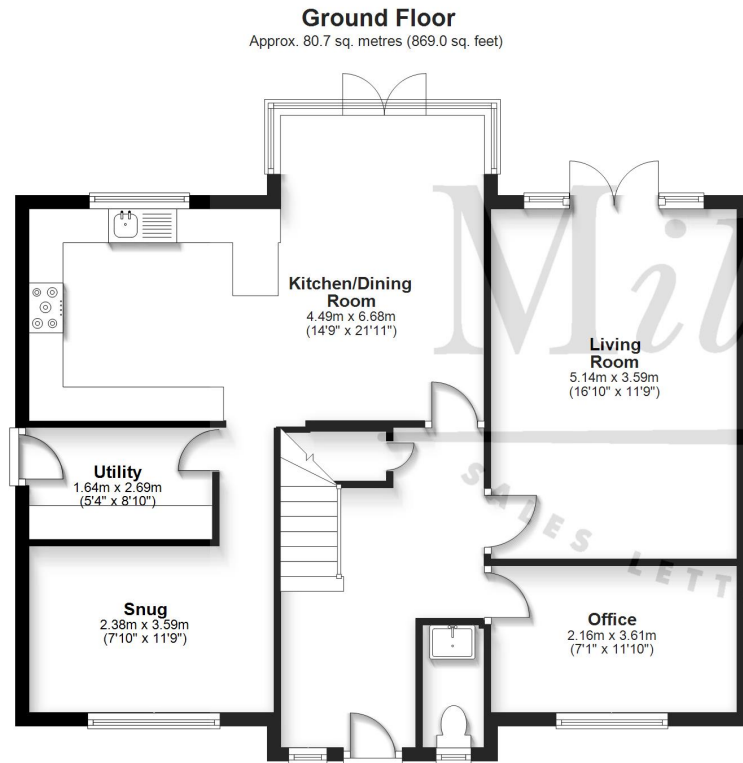
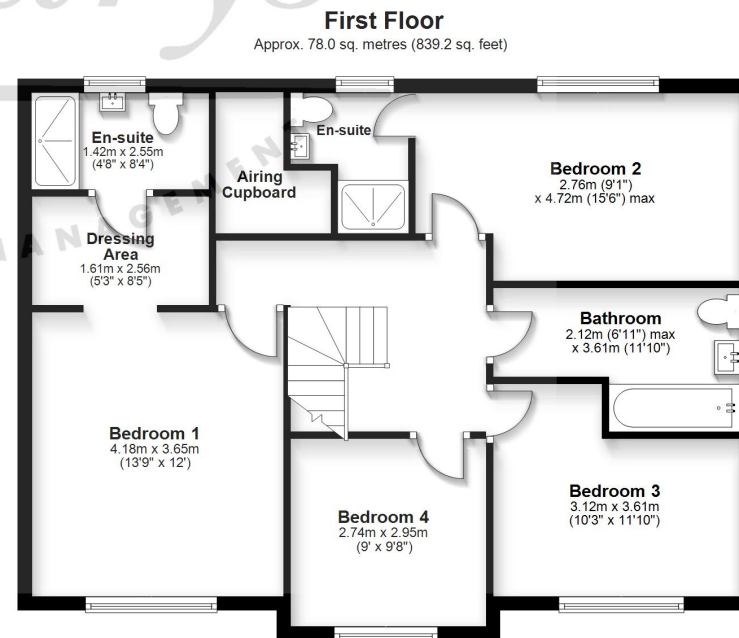






Measurements not included in property's overall floor area.
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 158.7 sq. metres (1708.2 sq. feet)

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

4 Anstey Gardens, Falfield, Wotton-under-Edge, Gloucestershire GL12 8FL

ABSOLUTELY STUNNING! This detached residence occupies a prominent corner plot position, in a neatly tucked-away cul-de-sac position, on the favourable Falfield Grange development. As you enter the home, space unfolds in the central entrance hallway, complete with a generous understairs storage cupboard and downstairs cloakroom. The thoughtful design reveals itself with the show-stopping kitchen/diner. Bathed in natural lighting from an abundance of UPVC windows and French doors onto the rear garden, this space is the heart of the home, boasting an incredibly sociable space when enjoying treasured moments with family or memorable dinners with friends. The stylish kitchen houses an array of cupboards and plenty of counter-top space, so you'll never run out of room for the coffee machine! The Quooker boiling water tap provides additional convenience to your everyday life. Connecting there is a great utility space – accommodating side access – leading to a beautifully decorated snug, creating the perfect reading retreat or space to enjoy a quiet drink! A well-appointed lounge enjoys tasteful wooden panelling, with a second set of French doors connecting indoor and outdoor spaces. A dedicated study completes the downstairs. Upstairs, the generous landing leads to four double bedrooms, the modern family bathroom and the deceptively spacious airing cupboard. Adding convenience without compromising space, the principal bedroom relishes in the exclusive use of an en-suite shower room, where a walk-in dressing area is found just before. The second bedroom also features en-suite shower room facilities, while the third bedroom perfectly captures the morning sun through bespoke-made wooden blinds (a beautiful feature throughout the entire property). Dress to impress in the fourth bedroom, as it is currently utilised as a dressing room. An incredibly spacious garden is found at the rear, mainly laid with lawn and a patio which extends from the property – perfect for al-fresco dining! Parking and storage are well catered for with a double garage and driveway parking. Nearby, there are outdoor recreational facilities such as a play park and tennis courts for residents' exclusive use! The location offers great access for commuters of both Gloucester and Bristol as it's only moments from Junction 14 of the M5. Once you look around this home, we're confident you will never want to leave!

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.

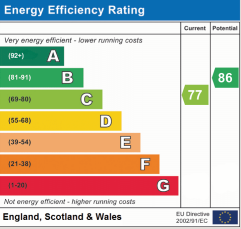
Property Highlights, Accommodation & Services

- Beautifully Presented Detached Family Home
- Remainder Of An NHBC 10 Year Warranty - Dated 2022
- Corner Plot With Enclosed Rear Garden Of A Substantial Size
- Four Double Bedrooms - Two With En-Suites & Principal With Walk-In Wardrobe
- Sociable Kitchen/Diner, Over 6m In Length, with French Doors to the Rear Garden
- Dedicated Study, Utility Room and Quiet Snug
- Close Proximity To Junction 14 of the M5 & Within The Catchment of Katharine Lady Berkeley's Secondary School and The Castle School
- Double Garage, Driveway Parking, Gas Central Heating and UPVC Double Glazing
- Favourable Estate With Exclusive Facilities - Play Park and Tennis Courts
- South Gloucestershire Council - Council Tax Band F

Directions

From J14 of the M5 take the A38 north, turning left almost immediately into Moorslade Lane. Continue along the lane, turning left in Jenkinson Way. Follow the road into the development, at which point take the first right hand turn into Anstey Way. Number 4 can be found a short way a long on the right hand side, occupying a corner plot.

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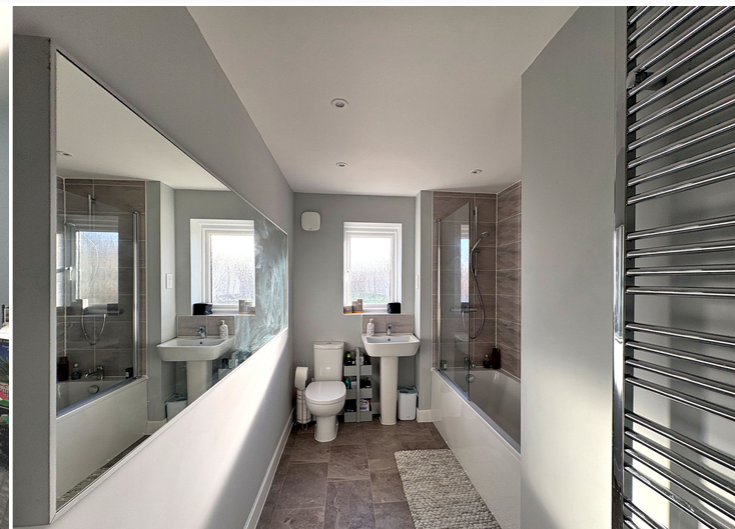




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