

Milburys

SALES LETTING MANAGEMENT



13 Farm Lees, Charfield, South Gloucestershire, GL12 8JA

£475,000

13 Farm Lees, Charfield, Wotton-Under-Edge, GL128JA  
 Internal Area (Approx)  
 147.70 Sq.M / 1589.40 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



First Floor



# 13 Farm Lees, Charfield, South Gloucestershire GL12 8JA

This superb spacious four bedroom detached property, set back from the road and occupying a corner plot has been a wonderful family home for many years and has been heavily improved by the current owners. It is situated in the highly popular area of Charfield and within catchment to the sort after Katharine Lady Berkeley secondary school; a family orientated place to live offering a wonderful opportunity for the next family to move into. Entering into the hallway, there is a smart office/study, modern WC, followed by a good size utility room leading to the outside garden. The hub of the home is the stylish open plan kitchen/dining area. It is the perfect space for entertaining with the benefit of a conservatory that opens straight onto the garden. Leading off the dining area is the living room with a feature fireplace and with double doors adding versatility to the space. Moving upstairs there are four double bedrooms. The principal bedroom is sizeable and is blessed by a separate dressing room with fitted double wardrobes along with a smart ensuite with bath and shower. There is also modern family bathroom that completes the upstairs. Head outside there is a good sized, well kept mature south facing rear garden mainly laid to lawn but with patio seating area for 'Al-fresco' dining, along with a corner decking area for further seating to catch the evening sun. Side access take you back to the front of the house, where you'll find a large paved driveway with ample parking, garage and front lawn to the side. Its a truly fantastic home ready to move into. Please call the Wotton Office to arrange your viewing. (N.B. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of Milburys.)

## 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

- Detached four bedroom family home
- Open Plan Kitchen/Dining Room With Adjoining Conservatory
- Sizeable Principal Bedroom With Ensuite And Separate Dressing Room
- Downstairs Office
- Catchment Of Katherine Lady Berkeley And An Excellent Primary School
- Utility And Cloakroom
- Garage And Substantial Parking Space
- South Facing Enclosed Rear Garden With Patio Seating Area
- Gas Central Heating And Double Glazing
- Council Tax Band D - South Gloucestershire Council

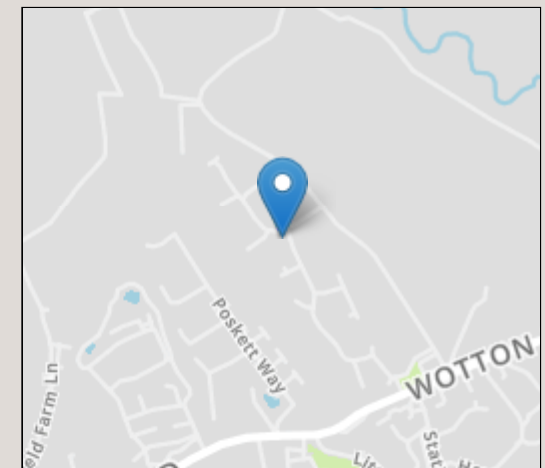
## Directions

Heading from the Village of Charfield on the main Wotton Road, head passed the Plough pub and turn right onto New Street, Take the first left onto Farm Lees and you will find no.13 is situated on the left hand side on the corner of the turning into Longsview.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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