

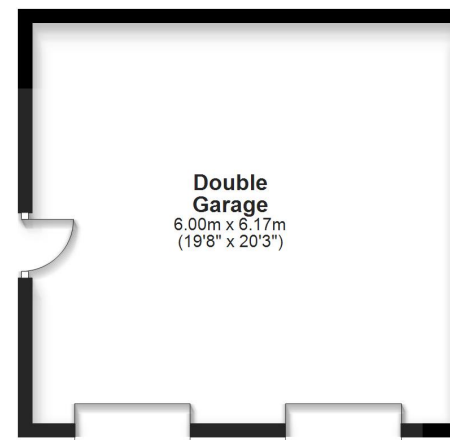
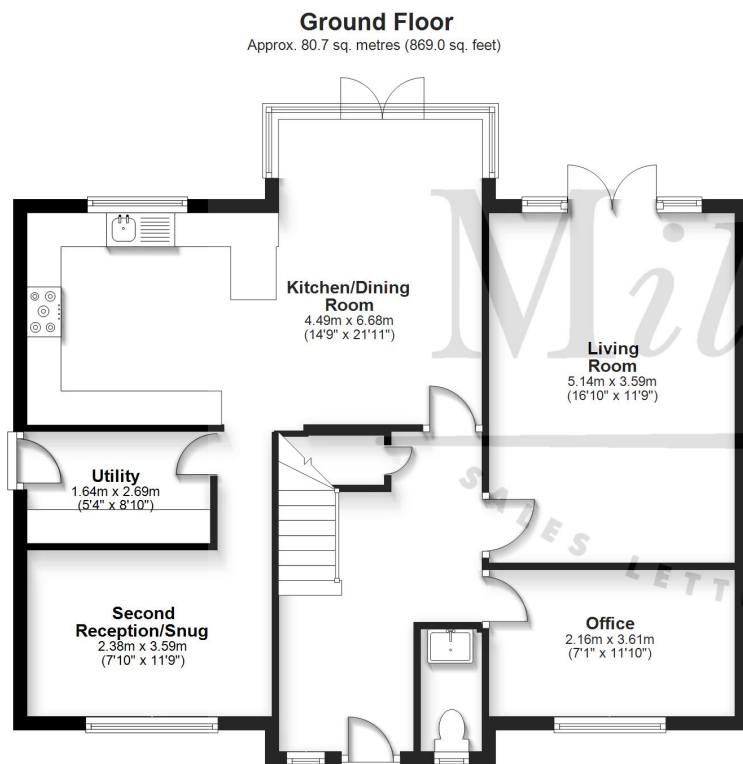
Milburys

SALES LETTING MANAGEMENT

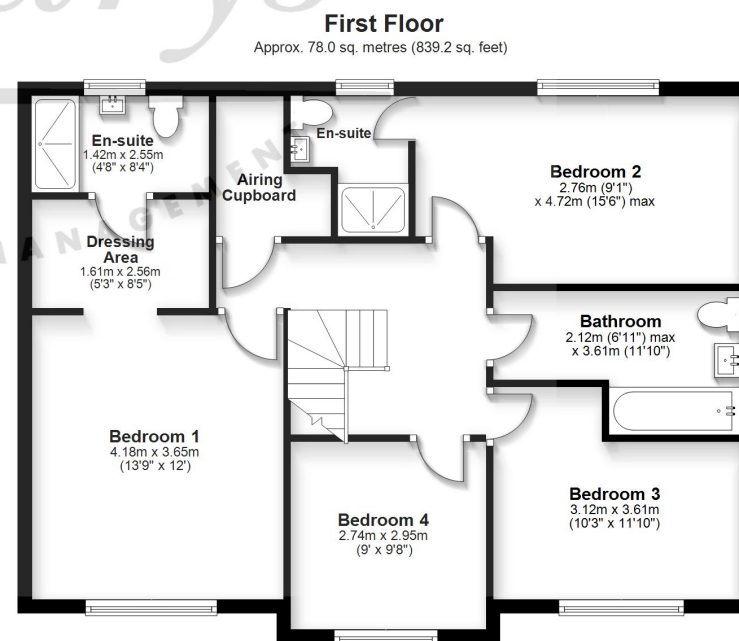


4 Anstey Gardens, Falfield, South Gloucestershire GL12 8FL

£637,000



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, South Gloucestershire GL12 8FL

Set within a quiet cul-de-sac on the desirable Falfield Grange development, this four-bedroom detached home offers a rare balance many look for – countryside on your doorstep, with Junction 14 of the M5 just moments away for an easy commute to Bristol, Gloucester and Cheltenham. The home opens into an expansive and welcoming central hallway, complete with generous understairs storage and a downstairs cloakroom. A full-width kitchen/diner expands to the rear – light-filled and sociable with French doors blending indoor and outdoor spaces. This space becomes the hub of the home, designed for everyday living as much as hosting, with ample cabinetry and worktop space. Adding additional convenience is the Quooker boiling water tap. Added practicality is presented from the separate utility room, leading to a second reception room, which is currently used as a quiet retreat to enjoy a tippie or two! The main lounge features tasteful wooden panelling and access to the garden, creating a great space to relax. For those who work from home, there is a dedicated office space. Upstairs, there are four genuine double bedrooms, two with en-suite shower facilities and a sizable walk-in wardrobe to the principal bedroom. Outside, the garden is both private and generous, with a patio made for long summer evenings. Extending the sociability of the home, a handsome decking seating area has recently been installed in March 2026 to enjoy the summer rays, whether relaxing or entertaining. A detached double garage and driveway sit neatly at the rear of the home. The home finds itself within the catchment area for highly sought-after secondary schools – Katharine Lady Berkeley's Secondary School in Kingswood and The Castle School in Thornbury. In summary, this home offers an idyllic location while remaining well connected to major cities, ideal for those wanting space without compromise. Once you enter this home, we're confident you never want to leave!

Situation

Falfield Grange is a modern development of homes incorporating designs from both Linden Homes and Cotswold Homes. The location is prime for commuters to Gloucester, Bristol and Cheltenham; the village of Falfield is found west of Junction 14 of the M5. For primary education, children can attend Stone with Woodford Church of England Primary School (Good by OFSTED April 2025) and Tortworth VC Primary School (rated good by OFSTED August 2023), which also run minibuses to the development. For secondary education, Falfield falls within the catchment of The Castle School in Thornbury and Katharine Lady Berkeley's Secondary School. The estate also features a local playpark and tennis courts for leisure activities. Falfield benefits from a village post office and general stores, The Huntsman Public House, Marco Pierre White Restaurant within the Gables Hotel and St George Church. A more extensive range of shopping and leisure facilities can be found in Thornbury, approximately 4 miles to the South. Bristol Parkway is a short drive, allowing great access to London Paddington.

Property Highlights, Accommodation & Services

- Beautiful Detached Family Home Offering 1708.2sqft of Internal Accommodation Over 2 Floors
- Substantial and Private Rear Garden With A Newly Installed Decking Seating Area (March 2026)
- 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 Additional Reception Room - Perfect For A Snug or Separate Dining Space
- 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
- Remainder Of An NHBC 10 Year Warranty - Dated 2022
- 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.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band F

Tenure - Freehold

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