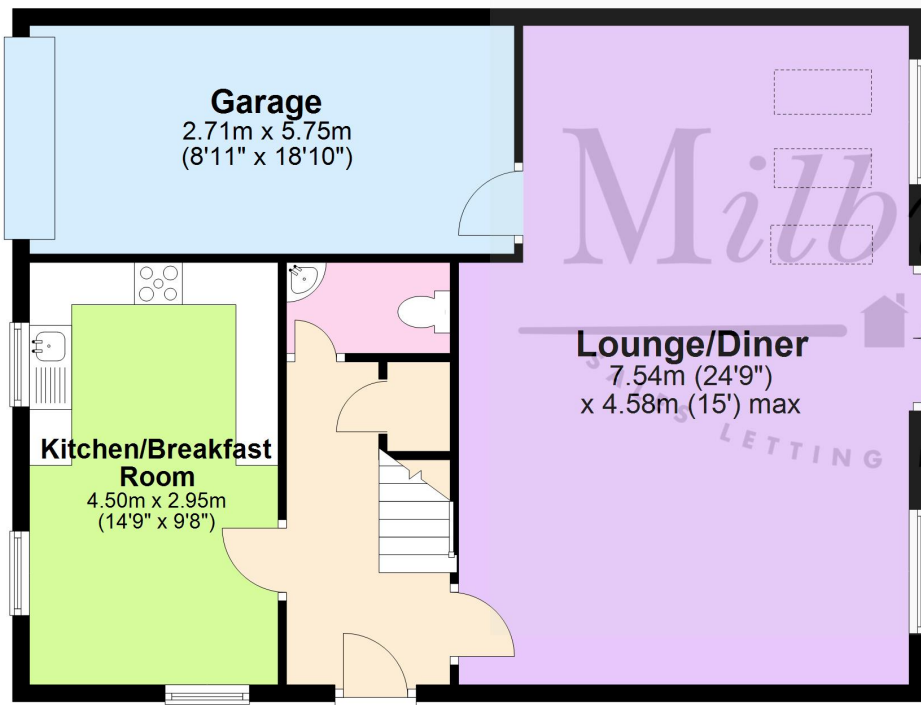
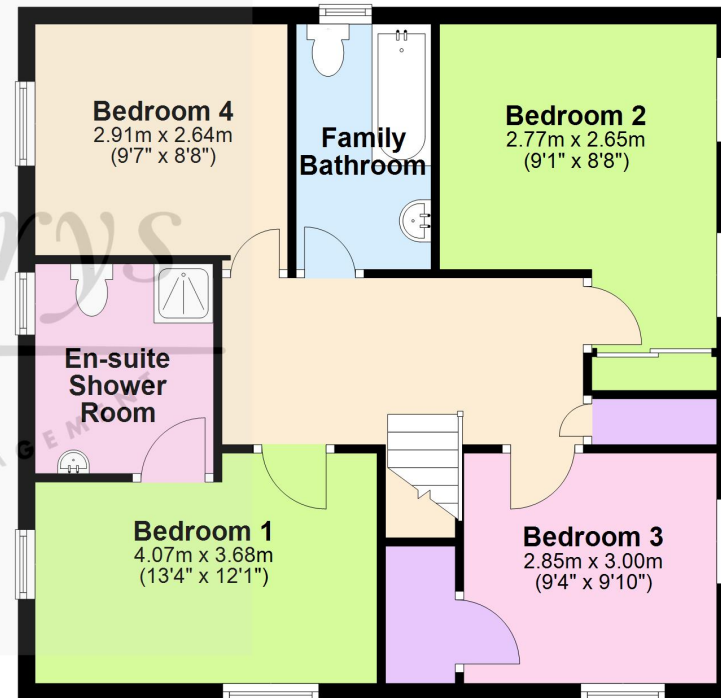




### Ground Floor



### First Floor



# 1 Station Close, Charfield, Wotton-under-Edge, Gloucestershire GL12 8SN

Sitting in a prominent position within the semi-rural town of Charfield is this wonderful four bedroom detached house offered with no onward chain. Perfect for young families looking for a bit more space or someone looking for a potential investment. You walk into a spacious entrance hallways which provides access to the smart modern kitchen/breakfast room, with three windows allowing light to flood into the property and complete with integrated appliances. The apple to the eye of this home certainly is the living/dining room. A spacious room, with Velux ceiling windows and UPVC French doors to the garden invite plenty of light to greet you upon entry. With the ability to keep an eye on the kids in the garden whilst unwinding on an evening makes this ideal for your next move! The ground floor is further complimented by a useful WC and understairs storage- perfect for the vacuum cleaner. Upstairs a sizable landing leads out onto four double bedrooms. The principle is complete with an en-suite shower room whilst bedrooms two and three come with built in storage and there is a smart modern family bathroom. An enclosed garden provides plenty of space to enjoy the sunshine or entertain, currently laid with artificial grass. All ready to move straight into and put on your own personal touch. Further benefits include gas central heating, double glazing and off-street driveway and garage parking. Even better, it is within close links to Charfield Railway Station which planned to reopen to the public in 2027!

## 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

- Offered with No Onward Chain!
- 4 Bedroom Detached Property
- Perfect Family Home or Investment Purchase
- Prominent Position in a Central Village Location and Within Walking Distance to Local Public Houses and Shops
- Bedroom 1 With an En-Suit Shower Room
- Bedrooms 2 & 3 with Built in Storage
- Smart Modern Kitchen With Fitted Appliances
- Internal Access To Single Garage And Off-Street Parking
- Generous Lounge/Diner With French Doors Leading to the Generous Sized, Low Maintenance Rear Garden
- South Gloucestershire Council - Council Tax Band E

## Directions

Leaving Wotton-under-Edge via New Road (The B4058) follow the road, taking the second exit at the roundabout to carry on the B4058 following into the village of Charfield. Pass the traffic light crossing by the Charfield Christian Centre and Station Close is your second turning on the left hand side.

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

**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		92
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(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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