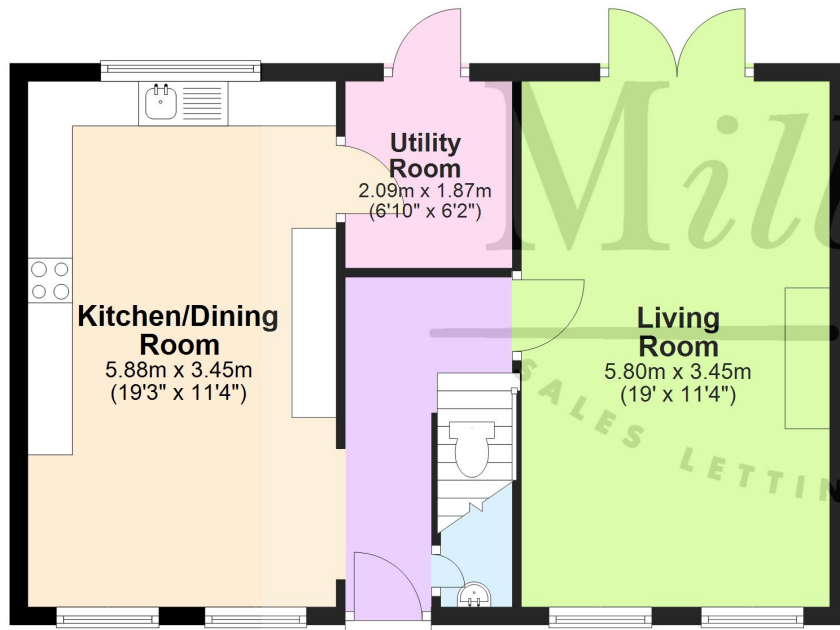




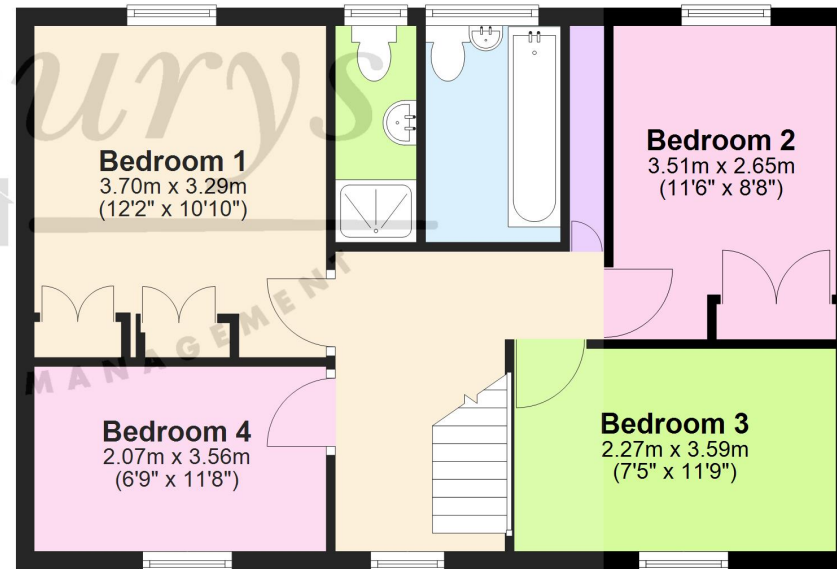
Ground Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



Total area: approx. 106.7 sq. metres (1148.1 sq. feet)

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

43 Longs View, Wotton-under-Edge, Charfield, South Gloucestershire GL12 8HZ

We are proud to present this immaculate four-bedroom detached property nestled in the well-known estate of Longs View in Charfield. Opening the front door, you are welcomed into a tastefully decorated hallway, complete with beautiful wooden flooring leading to the smart, modern kitchen/breakfast room. This room is a delightful, light, and airy space providing ample storage and work surface space. The property has been strategically modernised by the current owners to create a large open-plan space perfect for greeting guests. To your right, the dual-aspect living room provides plenty of light, accompanied by a working log burner perfect for colder evenings, and French doors opening out to the lovely rear garden. A smart utility room and downstairs cloakroom complete this floor. The upstairs accommodation comprises a beautiful master bedroom, which is quite spectacular, featuring built-in wardrobes and an impressive ensuite. Further on this floor are two good-sized double bedrooms, complete with built-in storage; an airy single bedroom; and the modern family bathroom. The landscaped garden has a remarkable patio area, perfect for summer BBQs and relaxation in the summer rays. Completing this property is a double garage, double glazing, and handy side access. This is a well-cared-for family home with plenty of benefits suited to modern-day lifestyles. Only moments away from schools, shops and the Charfield railway station which is set to open 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. Within the village itself you will find Charfield Primary School- with an Outstanding OFSTED rating (dated 10 July 2015), a Co-Op supermarket, a SPAR convenience store, a post office, a petrol station, the Vintage Birdcage Cakery on the Bridge and opposite is the Charfield Playing Field. Situated on view of the B4058 there are two public houses- The Railway Tavern and The Plough.

Property Highlights, Accommodation & Services

- Immaculately Presented Throughout
- Refurbished To A Very High Standard By Current Owners
- Handy Side Access To The Property
- Modern & Extended Detached Family Home
- Principal Bedroom With Ensuite Bathroom And Separate Shower Cubicle
- Detached Double Garage
- Generous Back Garden With Patio
- In Close Proximity To Local Schools, Countryside Rambles And Local Amenities
- Gas Central Heating And Double Glazing
- South Gloucestershire Council- Band E

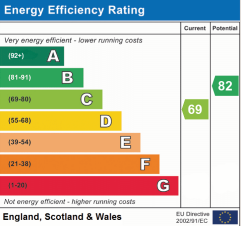
Directions

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 left again into Longsview. Number 43 is situated a short way along this road on your left hand side.

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

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



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