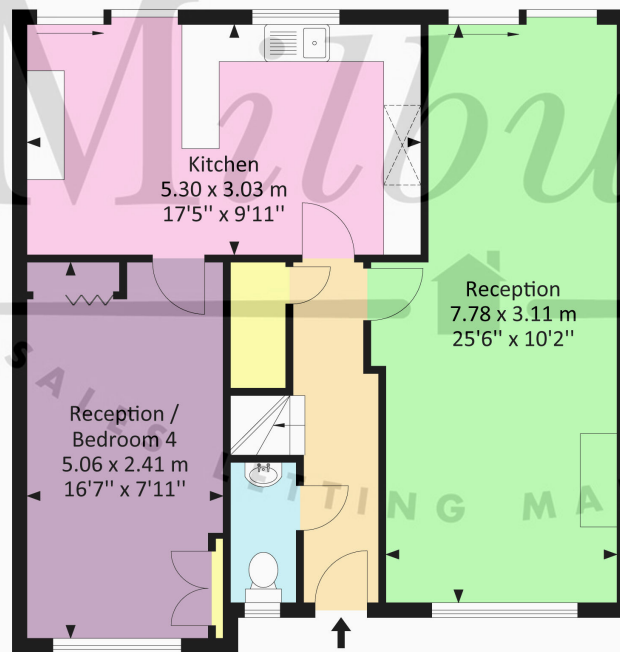
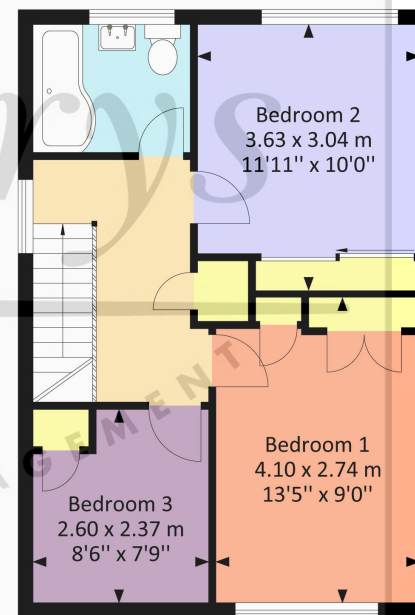




169 Woodlands Road, Charfield,  
Wotton-Under-Edge, GL128LA  
Internal Area (Approx)  
102.50 Sq.M / 1103.0 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Ground Floor



First Floor



# 169 Woodlands Road, Charfield, South Gloucestershire GL12 8LA

In the popular development of Woodlands Road in the semi-rural town of Charfield is this very well presented 3 bedroom detached house. Opening the front door, you are welcomed into a tastefully decorated hallway complete with understairs storage and beautiful wooden flooring which leads into the smart modern kitchen/breakfast room. This room a delightful, light and airy space providing ample storage and workspace. From here the second bedroom can be found which is certainly of notable size and further enhanced by built in wardrobes. For formal dining occasions the dining area is best suited with an beautiful outlook onto the garden through a sliding door whilst the living area is cozy and provides a great space to unwind after a busy day, complete with a gas fireplace and a delightful dual aspect. A handy downstairs toilet really does complete this floor. The upstairs accommodation comprises of 2 good sized double bedrooms complete with built in storage; an airy single bedroom and the modern family bathroom. The southerly facing garden has a remarkable patio area, perfect to entertain guests or soak up some summer rays! Following to the rear of the garden, passing flower beds and lawn, can be found a delightful summer house or outside office- complete with insulation, heating, power, light and internet. Certainly a versatile space to escape. Further benefits include garage and driveway parking, double glazing and all a short walk from local playing fields, public houses and other amenities. In short, a well loved, well cared for family home with plenty of benefits suited to modern day lifestyles.

## 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

- 3 / 4 Bedrooms, Smart Modern Family Bathroom and Downstairs WC
- Popular Development in Charfield
- Garage and Ample Driveway Parking
- Delightful Dual Aspect Living/Dining Room With Plenty of Natural Light
- Outside Office Space Complete with Power, Internet and Heating
- Cozy Lounge Complete With a Gas Fireplace
- Gas Central Heating And Double Glazing
- Within Walking Distance to Local Public Houses, Shops, Cafes and Green Spaces
- Katherine Lady Berkeley School Catchment Area and an Excellent Primary School
- South Gloucestershire Council - Council Tax Band D

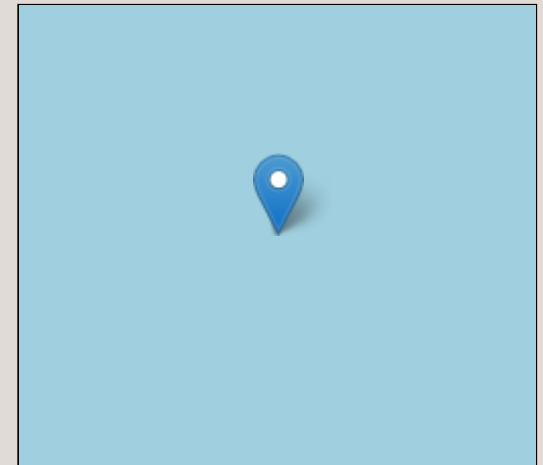
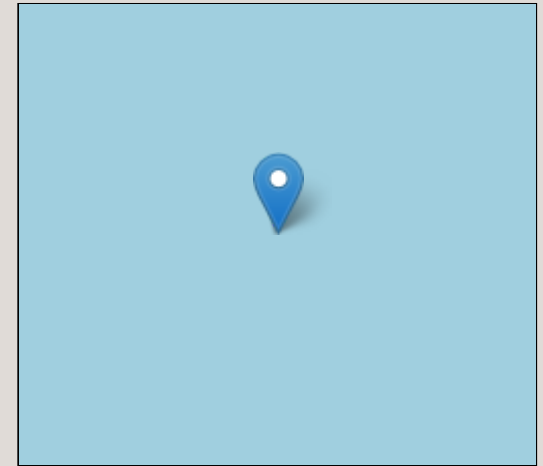
## Directions

Dropping down into the village from the south, look out for Little Bristol Lane on your right hand side just before the railway bridge. Turn in here and after a short drive you will discover Woodlands Road which is the 2nd turning on right handside. Turn right at the end of the road and follow the road round,

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band D

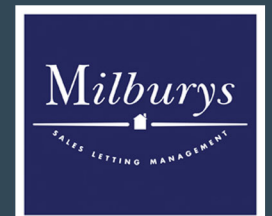
**Tenure** - Freehold

**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		83
(81-91)	B		
(69-80)	C	71	
(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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