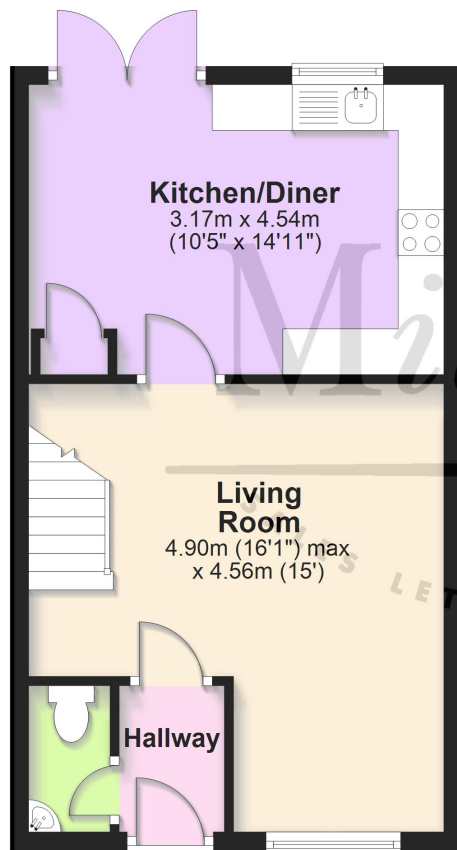






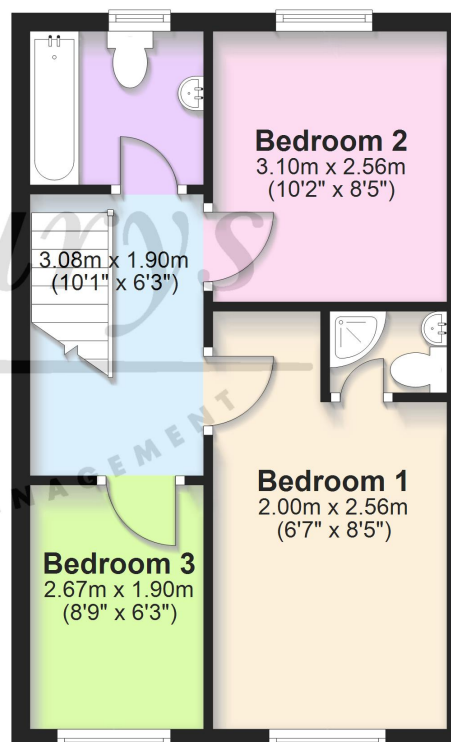
## Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



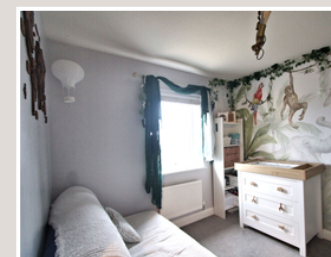
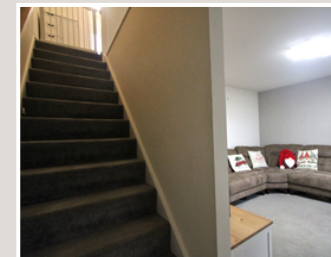
## First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

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



# 32 Poskett Way, Charfield, Wotton-under-Edge, Gloucestershire GL12 8FG

Built in 2021 and still under NHBC warranty, this wonderful semi-detached home has plenty to offer for first time buyers and investors alike. Situated in the heart of the village of Charfield, this property is in walking distance to an excellent primary school, two public houses, shops, and not to mention a fabulous coffee shop just stones throw away. On entrance you are greeted with an airy hallway that opens onto a generous sized living room. The kitchen occupies the rear of the property which has been finished to a lovely standard, with upgraded work surfaces and plenty of built in storage makes this every cookers lovers dream. It is of spacious size, with plenty of space for a dining table too. Double doors lead out to a patio seating area perfect for sunny days and al-fresco dining and gatherings. The ground floor is further complimented with a cloakroom and additional under stairs storage. Head up stairs , there are three bedrooms (two double and one single). The principal bedroom comfortably sits a king size bed and ample space for a wardrobe, further boasted by a smart ensuite shower room. A family bathroom along with a storage cupboard completes the upstairs, all accessed off a spacious landing. Outside, there is a rear garden laid to lawn and patio, along with side access to the driveway offering ample of parking. In short, a delightful family home with lots to offer in a sought after location. Don't delay, do book your viewing with the Wotton Office today.

## Situation

The village of Charfield is situated to the north of Thornbury and Chipping Sodbury on the B4058, approximately 2.5 miles 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, petrol station and coffee shop.

## Property Highlights, Accommodation & Services

- Semi-Detached Property Built in 2021 By Barratt Homes With A Remainder Of An NHBC
- Two Double Bedrooms and One Single, With An Ensuite To The Principal
- Solar Panels Generating Good Returns
- Upgraded Kitchen And Worksurfaces
- Gas Central Heating and Mains Drainage
- Very Popular Village Location
- Stylish, Contemporary Bathrooms
- Ample Driveway Parking
- Plenty of Built In Storage Throughout
- South Gloucestershire Council - Council Tax Band C

## Directions

Heading through the village of Charfield on the B4058 in the direction of Wotton under Edge you will see the Vintage Birdcage Coffee Shop on your left, turn left into Poskett Way, follow the road round and you will find number 22 on your right.

## Local Authority & Council Tax - - Tax Band C

**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	100
(81-91)	B	100
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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