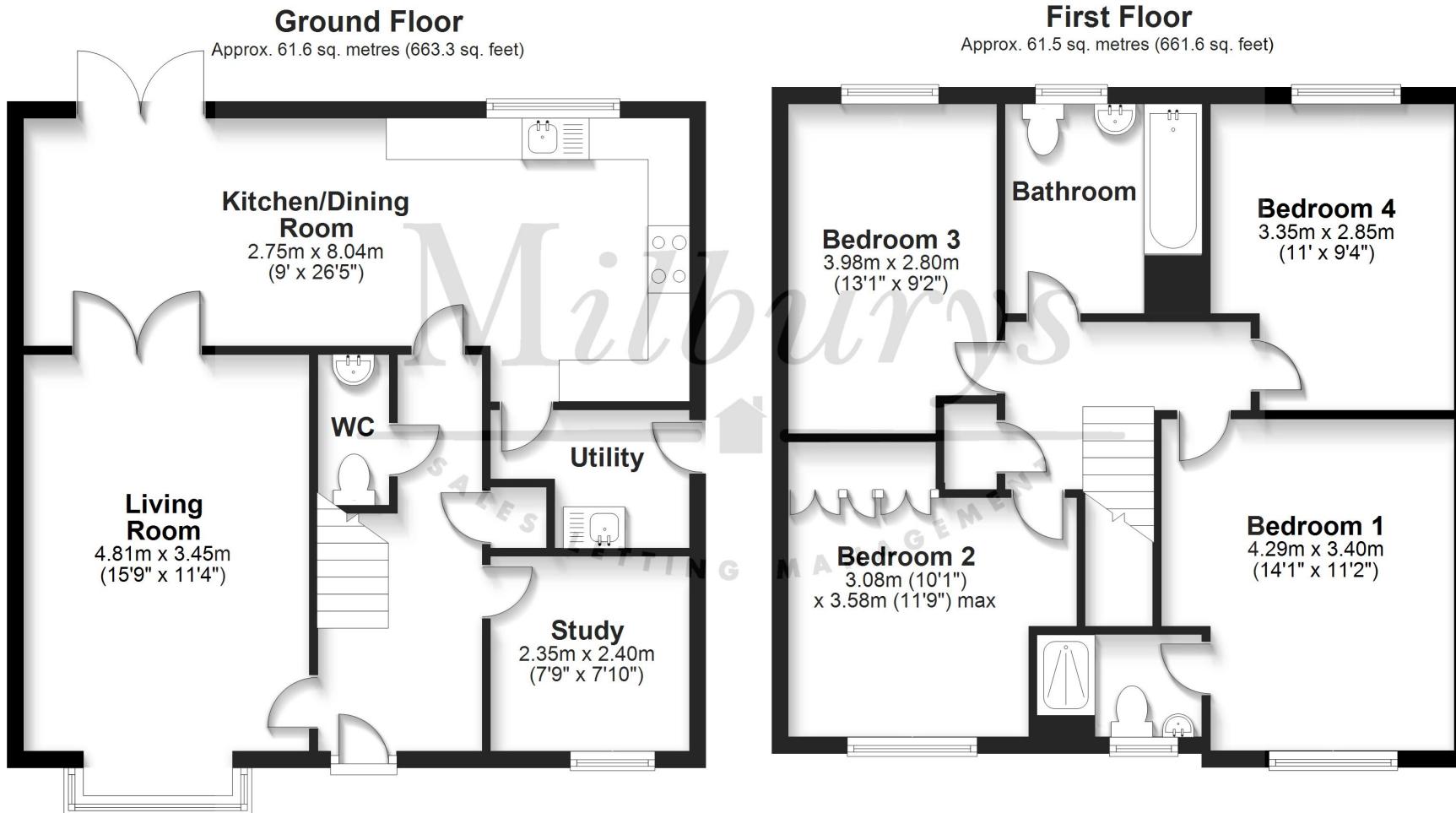




15 Selman Drive, Falfield, South Gloucestershire GL12 8FJ

£540,000



Total area: approx. 123.1 sq. metres (1324.9 sq. feet)

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

# 15 Selman Drive, Falfield, South Gloucestershire GL12 8FJ

Offered with no onward chain, this impressive executive home has the perfect blend of modern design, generous proportions and high-quality finishes, ideal for contemporary family living. A spacious and welcoming entrance hallway sets the tone, leading through to a beautifully presented living room featuring a bay window that floods the space with natural light. Double doors open into a sleek, modern kitchen/diner, creating a wonderful flow for everyday living and entertaining. From here French doors open directly onto the landscaped rear garden, seamlessly connecting indoor and outdoor spaces. The garden has been thoughtfully designed with raised borders, a patio area and a decked seating area complete with pergola - perfect for alfresco dining and relaxing. A separate utility room with side access adds practicality, while a cloakroom and a dedicated study complete the well-planned ground floor. Upstairs, the property boasts four generously sized double bedrooms. The principal is enhanced with stylish paneled detailing and a contemporary en-suite shower room. Bedroom two benefits from integrated wardrobes, while the remaining bedrooms are also well-proportioned. A modern family bathroom features a shower over the bath. Further benefits include UPVC double glazing, a gas combination boiler and thermostatic temperature controls. To the front, the property enjoys attractive views through the development towards open countryside. Externally, there is a driveway providing off road parking and a fully fitted garage. A superb opportunity to acquire a high-specification, village home offering space and comfort.

## Situation

The village of Falfield is situated just to the west of Junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include 'The Castle School' in Thornbury and 'Katharine Lady Berkeley's' in Kingswood, Gloucestershire. Falfield benefits from a village Post Office and General Stores, Public House and Parish Church. A more extensive range of shopping and leisure facilities can be found in the market town of Thornbury, approximately 4 miles to the south.

## Property Highlights, Accommodation & Services

- Executive Four Bedroom Detached Home
- Conveniently Located For The A38, M4/M5 Motorways, Cribbs Causeway And Bristol
- Airy Living Room With Bay Window And Double Internal Doors To Rear,
- Open-Plan Kitchen/Dining Room With French Doors To Garden
- Separate Study
- Cloakroom/Utility Room
- Four Bedrooms, En-Suite To Principal Bedroom And Family Bathroom
- Landscaped Gardens, Single Garage With Electric Roller Door, Off-Street Parking
- Gas Central Heating (Communal Individually Metered Supply), Upvc Double Glazing
- No Onward Chain!

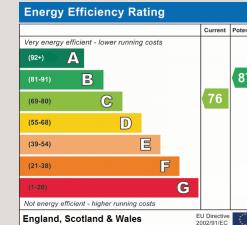
## Directions

From J14 of the M5 take the A38 north, turning left almost immediately into Moorslade Lane, from there take the second left into Jenkinson Way. Follow the road around until you enter the development, take the second right into Selman Drive and No.15 can be found a short way up on the left hand side

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

Management fees apply. **Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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