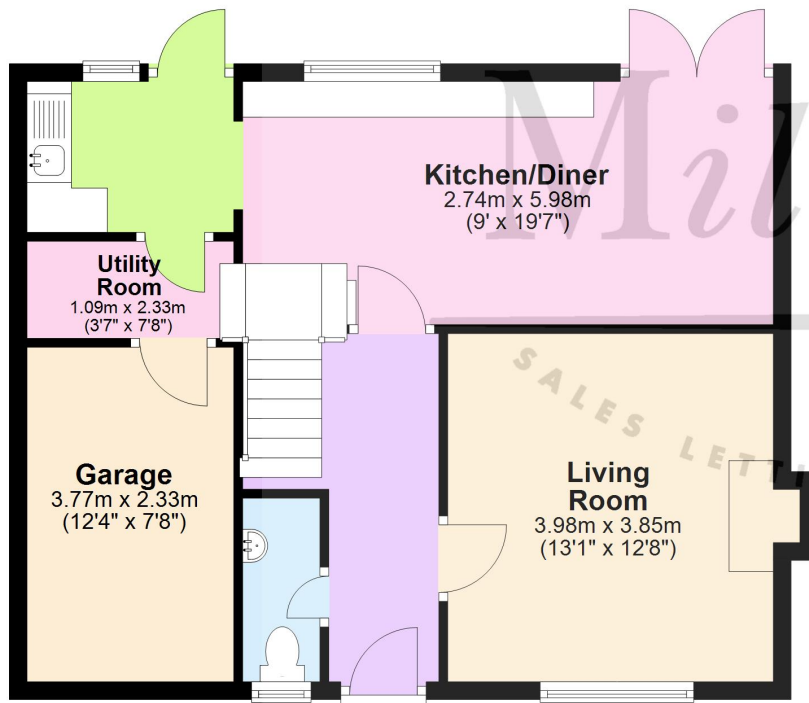




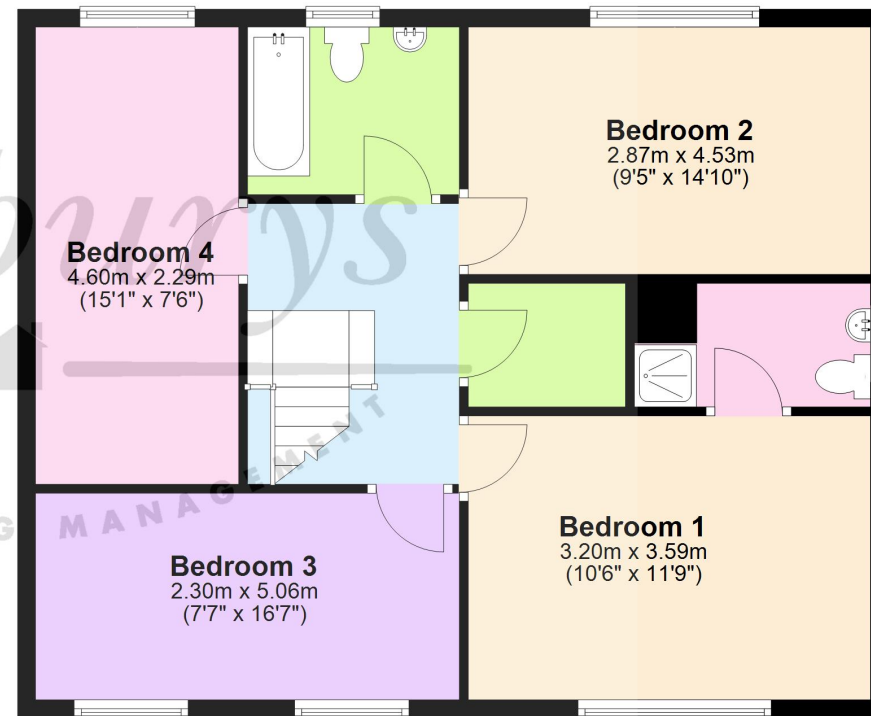
## Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



## First Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 124.2 sq. metres (1336.6 sq. feet)

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



# 59 Woodlands Road, Wotton-under-Edge, Charfield, South Gloucestershire GL12 8LT

Occupying an enviable corner plot position within the popular estate of Woodlands Road is this prominent detached family home. Under the current ownership of 30 years, this home has been lovingly updated and extended to blend modern comforts and stylish decor while offering plenty of living space for a growing family! The front approach offers extensive vehicular parking from the driveway and remains low maintenance with a tree boarded by shingle. You are welcomed into the entrance hall, with a WC on your immediate left for convenience, while on your right you will find the spacious living room, accompanied by an adoring mantle and beautiful bay window encouraging the late afternoon sun into this amazing space. To the rear, you encounter the modern kitchen/diner, with the left-hand side offering plenty of space to refine your recipes and craft home-cooked meals and giving access to the integrated garage, housing a utility space partitioned by a stud wall. The right-hand side is a sociable dining space to enjoy the company of friends and family, offering access to the rear garden through French Doors. Ascending the stairs, a generous landing leads to four double bedrooms, all of generous sizes and the modern family bathroom with a shower overhead. The principle bedroom also enjoys the benefits of an en-suite shower room. The generous rear garden is the perfect outdoor retreat, fully enclosed by wooden fencing. Accompanied by an additional area of lawn with flowerbeds partly boarding and mature trees. Truly no expense has been spared in creating such a wonderful home, of an impressive size, and ready for your next move!

## 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

- Detached Family Home - Beautifully Presented- In Cul de Sac Sought After Location
- Four Double Bedrooms - Principal Bedroom With Fitted Wardrobes And En- Suite
- Recently Replaced Kitchen With Solid Oak Surfaces and Open Plan Dining Area • Downstairs WC and Utility Area • Light and Airy Living Room
- Smart Family Bathroom • Good Sized Rear Garden With Patio Seating Areas
- Within Catchment To An Ofsted Outstanding Primary School And KLB Secondary School
- Garage Storage Space (Partially Convert to Utility Area) And Driveway Parking • South Gloucestershire Council - Council Tax Band D

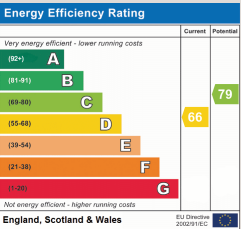
## Directions

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 your right handside. Number 59 is located in the 3rd turning on the left.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



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