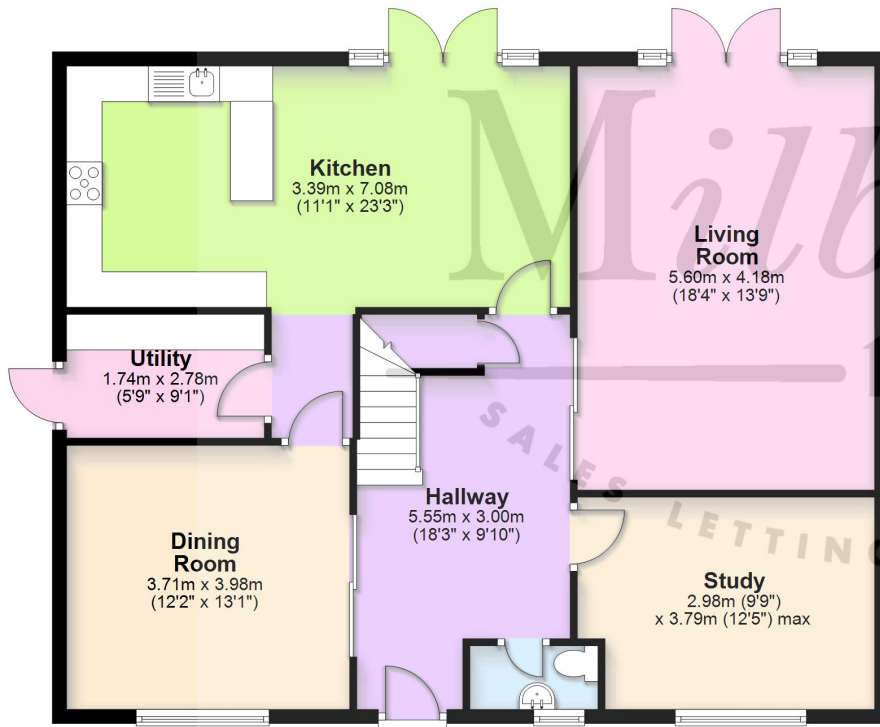




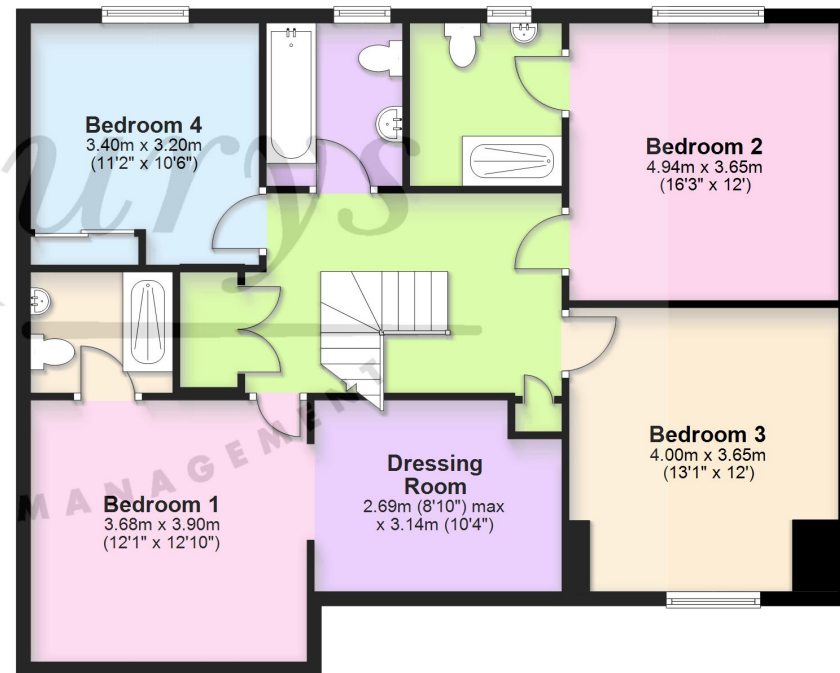
Ground Floor

Approx. 99.2 sq. metres (1067.6 sq. feet)



First Floor

Approx. 95.4 sq. metres (1027.2 sq. feet)



Total area: approx. 194.6 sq. metres (2094.8 sq. feet)

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

6 Betony Close, Charfield, South Gloucestershire GL12 8EJ

A must see property with fantastic curb appeal, set on the Crest Development in Charfield looking out to stunning views towards Wotton-under-Edge! This truly outstanding 4-bedroom detached property situated in a corner position of a small cul de sac has a lot to offer for all those looking for an outstanding family home. Enter into this magnificent home through the front door into a large light and airy hallway perfect for greeting guests. To your left is the dining room currently being used as a games room, this generous space has fantastic views and offers lots of versatility for a family. Through into the impressive kitchen/dining area which has a full range of integrated appliances, breakfast bar and plenty of space to entertain and eat with the family. French doors leading out to the beautiful garden, offers plenty of light and the opportunity for dining alfresco. The generous sized living room has a feature fire place and access to the rear garden via French doors. A study/playroom, separate utility and cloakroom completes the ground floor. Moving up to the first floor you will discover four double bedrooms, two with ensuites and a family bathroom. The exquisite principal bedroom is quite spectacular! It comes with a walk-in wardrobe/dressing room providing ample storage for clothing, shoes and accessories while keeping your bedroom clutter free! The impressive ensuite bathroom is beautifully decorated, with a large walk-in shower. Three of the double bedrooms come with fitted wardrobes and the family bathroom is finished to an excellent modern and stylish standard. The rear garden has been thoughtfully designed with an array of shrubs and trees, along with large lawned area, complete with an extensive patio and side access. Doors to the double garage with power and light completes the rear outside space. The benefits include gas central heating, double glazing and the remainder of an NHBC 10 year warrantee. To the front is a large paved driveway with ample parking.

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, cafe and a petrol station.

Property Highlights, Accommodation & Services

- Beautifully Presented, Four Bedroom Detached Family Home Built In 2017
- Outstanding Open Views Looking Out To Wotton-under-Edge
- Within Catchment Of Katherine Lady Berkeley School And An Outstanding Primary School
- Open Plan Living And Dining Space - Fantastic Entertaining Space
- 4 Double Bedrooms (2 ensuite bathrooms)
- Modern And Stylish Bathrooms
- Double Garage - Plenty of Parking
- Gas Central Heating And Mains Drainage
- South Gloucestershire Council - Council Tax Band F

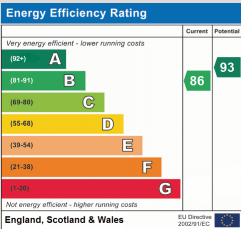
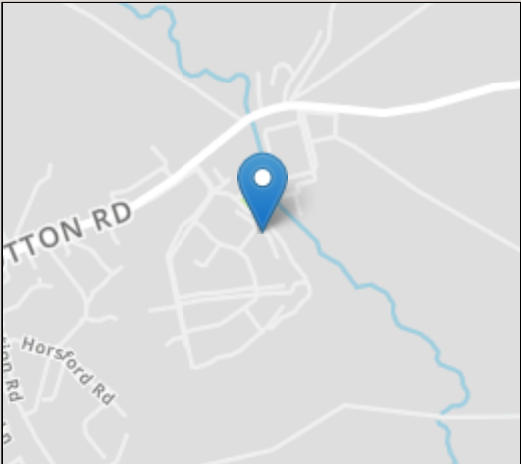
Directions

Betony Close is part of the New Crest Nicholson development located in the village of Charfield - Following through from Wotton you will find a turning on the left into Cranesbill Crescent. Turn left again to enter into Betony Close

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

Management fees apply - please ask for further details **Tenure** - Freehold

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



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