

Milburys

SALES LETTING MANAGEMENT



Arnside, Whitfield, Wotton-under-Edge, Gloucestershire GL12 8DS

£595,000



Arnside, Whitfield, Wotton-Under-Edge, GL128DS

Internal Area (Approx)

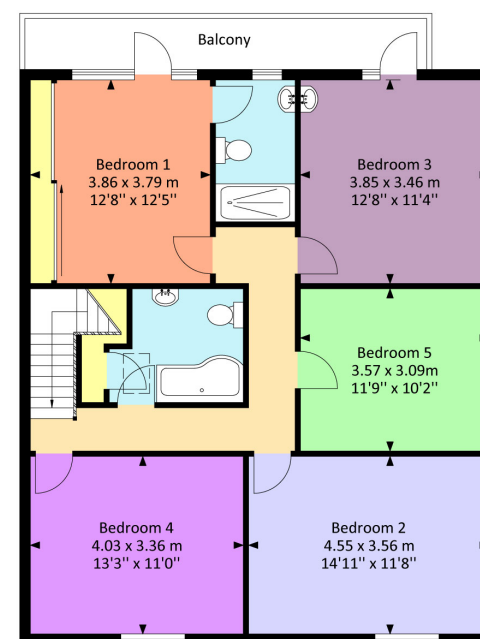
248.1 Sq.M / 2670.9 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

# Arnside, Whitfield, Wotton-under-Edge, Gloucestershire GL12 8DS

If you're looking for a well-proportioned property, set on a generous plot and in a convenient location, then this could be for you! This semi-detached property, originally built circa 1900, has been extended over time and now offers generous accommodation to suit all your family's needs. An enclosed porch leads straight into the heart of the home, a dual aspect kitchen/dining room with plenty of fitted units, integrated appliances and space to sit and eat together. Step through to a large dining room with a gas fire set into a stone surround with an outlook to the front and, across the rear is an equally generous lounge with French doors to the garden, a stone fireplace and wood-burning stove. A handy shower room completes the ground floor. A welcome surprise on the first floor are five double bedrooms! Two across the back, (one with an en-suite shower room, the other a vanity sink), both sharing a boarded balcony accessed via French doors. Two further double bedrooms are to the front with views across the road towards open countryside. The fifth bedroom, currently a study, has an aspect across the side garden and numerous apples trees. The family bathroom can be found at the top of the stairway and has a shower over the bath and a storage cupboard. Outside will take your breath away! A fantastic plot measuring 0.384 acres, backing onto open countryside, including generous areas of lawn for children to play, fruit trees, garden sheds, a greenhouse, plus a secluded area accessed directly from the lounge - perfect for al-fresco dining. Access to the property is via a metal gate where you will find off-street parking and a single garage. To the side is extra storage and at the rear a canopied storage area with a concrete base, offering a variety of uses. Further benefits include double glazing and LPG heating. To appreciate all that's on offer, we would urge you to make your appointment today! NO ONWARD CHAIN

## Situation

Whitfield is situated between the bustling market town of Thornbury and the village of Falfield, along the A38 to the south of junction 14 of the M5, ideal for commuting to Gloucester/Cheltenham to the north and Bristol to the south. There are nearby primary schools in Stone, Thornbury and Tortworth. The nearest secondary school is The Castle School in Thornbury. Falfield is a 2 minute drive (1.2 miles) has a general store and post office plus The Huntsman Inn. For a more extensive range of amenities Thornbury is 3.1 miles distance where you will find supermarkets, shops, restaurants and cafes, a leisure centre and golf club.

## Property Highlights, Accommodation & Services

- Extended Semi-Detached Family Home In A Convenient Location
- 0.34 Acre Plot, With Single Garage, Sheds, Green House And Large Canopied Store
- Easy Access To M5 J14 At Falfield, Thornbury Town Centre And Country Walks
- Two Reception Rooms, Dining Room With Wood-Burning Stove, Lounge With Gas Fire, Beamed Ceilings
- Dual Aspect Fitted Kitchen/Breakfast Room With Integrated Appliances, Beamed Ceiling • Ground Floor Shower Room
- Five Double Bedrooms, Family Bathroom With Shower Over Bath
- Principal Bedroom With En-Suite Shower Room And French Doors To Balcony With Views • Double Glazing And LPG Heating • No Onward Chain!

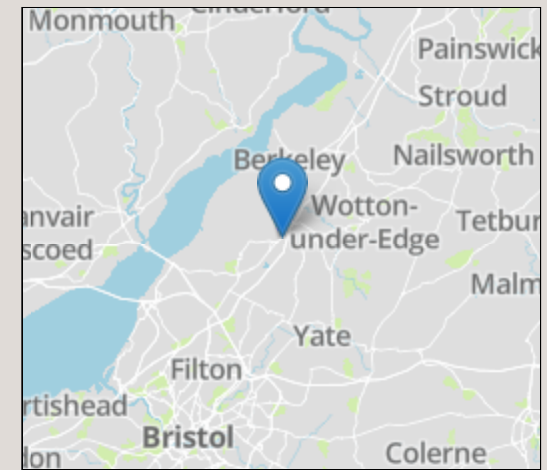
## Directions

From M5 J14 take the A38 southbound and continue through the village of Falfield. Pass the entrance to Eastwood Park on your right hand side, then Arnside will be found a short distance further on the left.

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

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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