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**FOR SALE**  
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19 Underhill Road, Charfield, South Gloucestershire GL12 8TQ

£350,000

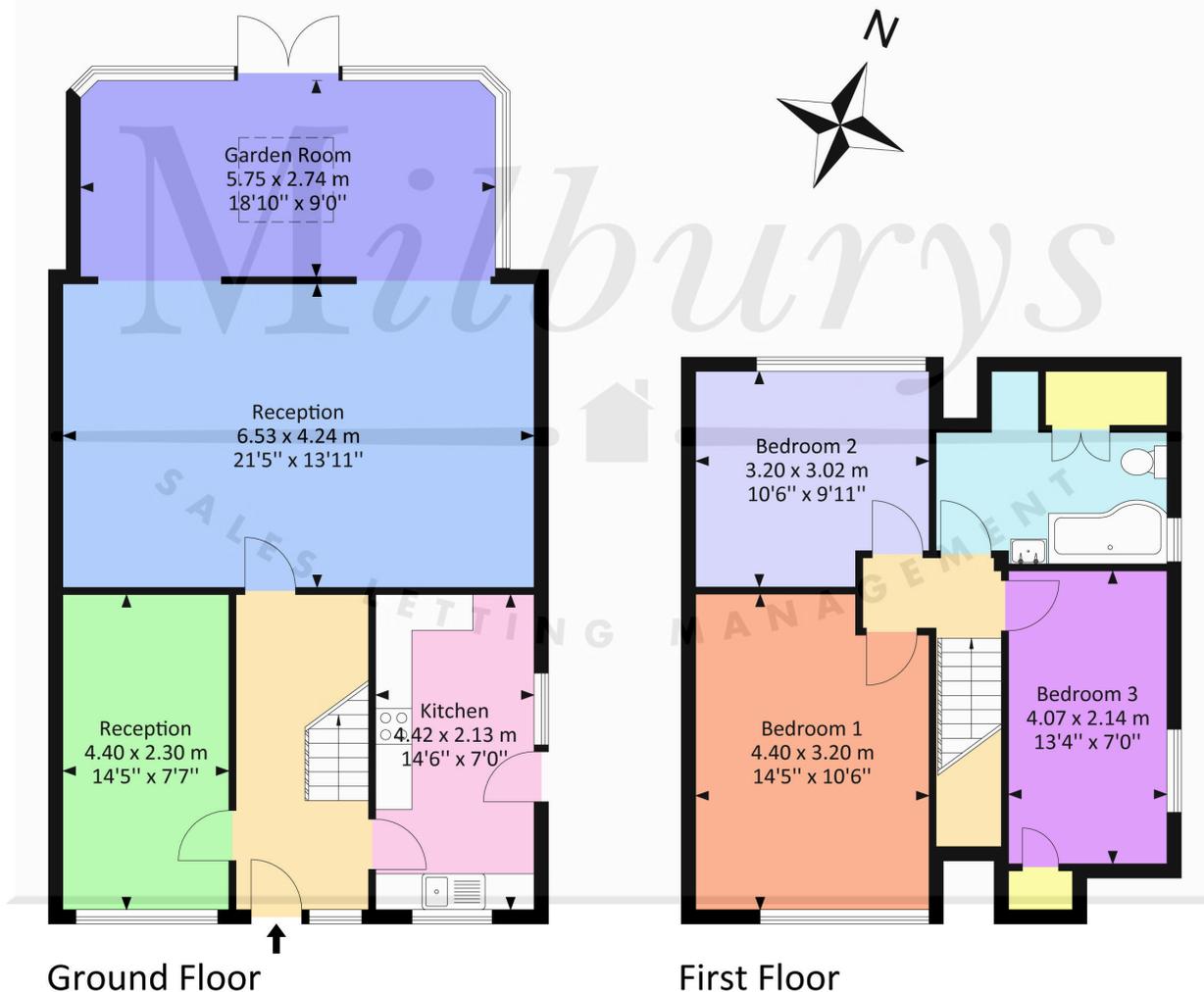
19 Underhill Road, Charfield, Wotton-Under-Edge, GL128TQ

Internal Area (Approx)

118.80 Sq.M / 1279.10 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



# 19 Underhill Road, Charfield, South Gloucestershire GL12 8TQ

This fantastic semi-detached home has been extended by the current owners to offer over 1200sqft of accommodation in a central Charfield location. The home was built approximately 53 years ago, enjoying enviable green credentials of solar panels and an EV charging point. The home opens from the well-appointed entrance hallway to the kitchen with a beautiful contemporary design, plenty of quality cabinetry and worktop space and an induction hob (wired into the mains). There is a separate dining room occupying the left of the property, beaming with light from the expansive windows – a notable attribute throughout the home. An exceptional open-plan living room unfolds to the rear and is perfect for entertaining guests or enjoying treasured moments with family. There is a partial divide from the living room to the garden room- currently utilised as a play room- featuring a plethora of windows introducing ample natural lighting! This room benefits from underfloor heating to ensure optimal usage throughout the year. Upstairs comprises three bedrooms – two double and one single – introducing ample lighting from generous windows. The bathroom is of a modern design featuring a bath with a rainfall shower overhead and eave storage. The rear garden features a raised lawn, perfect for young children. The sheltered patio is great for al-fresco dining in the warmer months before reaching the side access. The front approach is adorned with lawn and a pretty birch tree. To the side, there is a generous driveway leading to the single garage. This home is equipped for a sustainable future and ample accommodation, coupled with a popular village location.

## Situation

The charming South Gloucestershire Village of Charfield is situated approximately 2.5 miles from Junction 14 of the M5 at Falfield, offering excellent access to Bristol, Cheltenham and Gloucester. The village is well served by amenities, including a Co-Operative supermarket, SPAR shop, post office, petrol station, village hall and Charfield Playing Fields. Further amenities can be found in the nearby towns of Wotton-under-Edge, Chipping Sodbury, Yate, Dursley and Thornbury. Residents can enjoy a drink at two public houses, The Plough and The Railway Tavern. For education, children can attend Charfield Primary School, and the village falls within the catchment for the highly regarded Katharine Lady Berkeley's Secondary School, approximately 2.4 miles away. There are school-funded buses for pupils. Current railway connections are at Cam and Dursley or Yate Train stations, both 8.6 miles, allowing access to Bristol or Gloucester. Charfield Railway Station is expected to reopen in Spring 2027 (visit South Gloucestershire Council Website for further updates). The area also offers local bus services to the surrounding villages and is in great proximity to the Cotswold Way for leisure pursuits.

## Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Property
- Central Charfield Location In a Popular Residential Area
- Katharine Lady Berkeley Secondary School & Village Primary School
- Garage & Driveway
- Generous Sized Living Area
- Extended Playroom With Underfloor Heating
- Handy Side Access To The Property
- Plenty of Built In Storage Throughout
- Council Tax Band C - South Gloucestershire Council

## Directions

Heading from the direction of Wotton-under-Edge, follow the Wotton Road and turn left onto Manor Lane, take the second left on Underhill road, the property is situated on the left.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band C

**Tenure** - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(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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