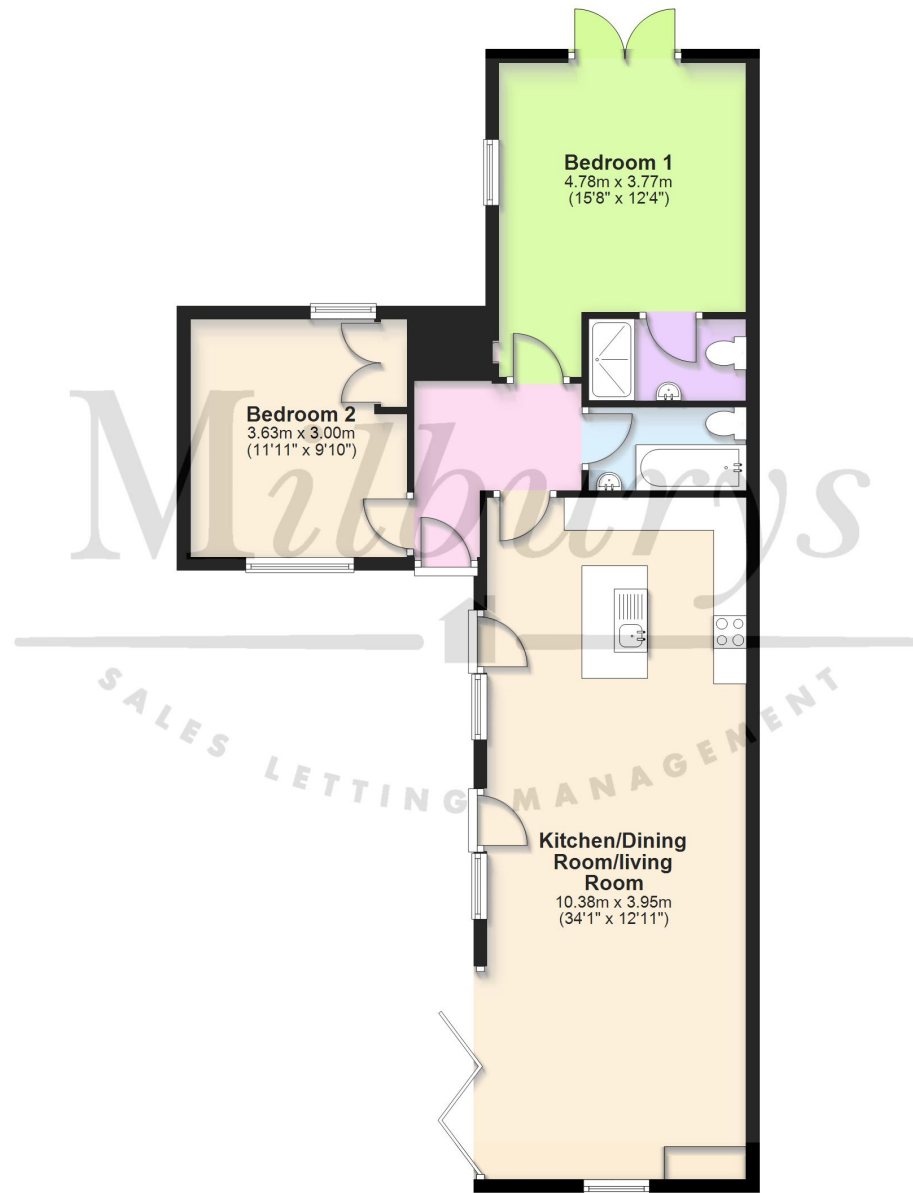




Ground Floor

Approx. 81.6 sq. metres (878.2 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

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

'The Old Forge', The Walled Garden, Charfield Hill, Charfield, South Gloucestershire GL12 8LH

AVAILABLE NOW! Sitting at the head of the exclusive 'Walled Garden' development on Charfield Hill, is 'The Old Forge' – a unique, brand-new and beautifully presented detached bungalow. The electric-gated private entrance opens onto landscaped gardens with a block-paved driveway and lawns laid either side. Designed with excellent eco-credentials and sustainability in mind, this stunning new home incorporates an EV charging point, air-source heat pumps and under-floor heating. The carefully styled interior offers a flexible contemporary layout, incorporating a magnificent open-plan living space with a vaulted beamed ceiling. Finished to a high specification, the fitted kitchen area features a central island and breakfast bar, with quartz work surfaces and integrated 'Neff' appliances (oven, hob, extractor, fridge/freezer, dishwasher). Bi-fold doors and 'Velux' skylights flood the space with natural light, a wood-burner providing additional heating - a focal point neatly tucked away in a corner. The principal bedroom boasts en-suite shower facilities and French doors opening onto a patio area leading to a raised lawn. Bedroom two shares the 'family' bathroom. This property combines modern convenience and charming character features, all completed with an excellent eye for detail. Perfect for those seeking single-level living in a popular village setting. Don't miss out!

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, and a petrol station.

Property Highlights, Accommodation & Services

- AVAILABLE NOW • Unique Detached Bungalow • Electric-Gated Landscaped Gardens
- Magnificent Vaulted Open-Plan Living Space
- High Specification Kitchen Area With Island, 'Neff' Appliances And Quartz Work Surfaces
- Principal Bedroom With French Doors To Garden • Luxury En-Suite Shower Room And Family Bathroom
- Convenient M5 J14, Village School, Village Pub and Shops • 10 Year Build Zone Warranty

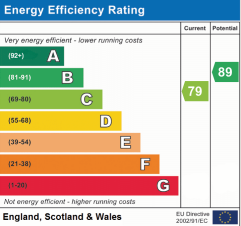
Directions

From J14 of the M5, take the B4509 eastwards up the hill past Tortworth. At the roundabout turn left onto the B4058 and drop down into Charfield. The development can be found on the left hand side as you enter the village.

Local Authority & Council Tax - South Gloucestershire Council - Tax

Tenure -

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



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