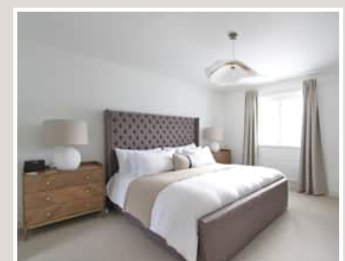


Total area: approx. 200.7 sq. metres (2159.9 sq. feet)

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





# 3 Jenkinson Way, Falfield, South Gloucestershire GL12 8EG

The contemporary modern interiors of this property are most impressive, with a high-end internal finish and rooms uniquely designed by the owners - it really will take your breath away. From the carefully designed media wall to the bespoke panelling and utility. There really has been no stone left unturned and the attention to detail makes this home something special. Entering through the front door into the spacious hallway you will find to your right, a formal dining room with window shutters and panelling. To the left is a study/playroom or even a potential snug. Moving on to the drawing room, a hand-crafted media-wall incorporating a feature log store, shelving and cabinets really gives you the wow factor! With spot lighting and French doors opening out onto the rear garden, it really is the restful space desired. The smart fitted kitchen is the heart of the property, freshly redecorated and newly tiled, open-plan with additional space for family living/entertaining and French doors to the garden. Moving to the first floor you will find four bedrooms, each elegantly presented, the principal bedroom with dressing area, bespoke fitted wardrobes and an en-suite. The guest bedroom also beautifully finished, again with an en-suite. Bedrooms three and four share the family bathroom and they finish off the first floor perfectly. To the outside, there is a double garage, off-street parking and a generous enclosed rear garden with extensive decking for al-fresco summer evenings and entertaining. Book your viewing today!!

## Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, public house and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

## Property Highlights, Accommodation & Services

- Stunning, Four Bedroom, Three Bathroom, Detached Family Home
- Corner Plot With Open Country Views
- Generous Lawned Garden And Double Garage
- Modern Contemporary Interiors, With A High-End Finish
- Drawing Room With Bespoke Media Wall And French Doors Opening Out To The Rear
- Smart Open-Plan Fitted Kitchen With Dining Area/Family Reception
- Study/Playroom, Cloakroom And Utility
- Bespoke Carpentry And Cabinets
- 7 Years Remaining Of An NHBC Warranty
- Amenities Of Falfield Within Walking Distance Including, Access To The M5

## Directions

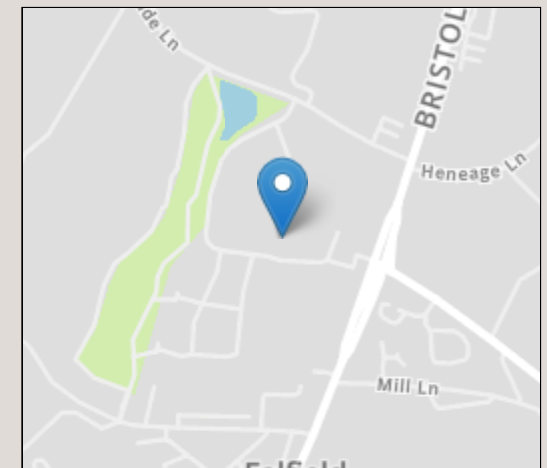
From J14 of the M5 take the A38 north. First left into Moorslade Lane, the left again into Jenkinson Way. After passing the open green space and driving into the development, No.3 Can be found on your left.

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

**Tenure** - Freehold

**Additional Information** - Management Fees Apply.

**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		85
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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