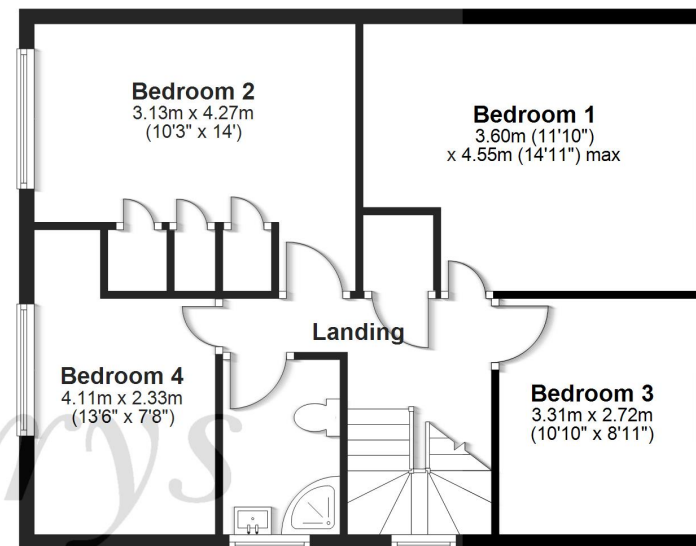




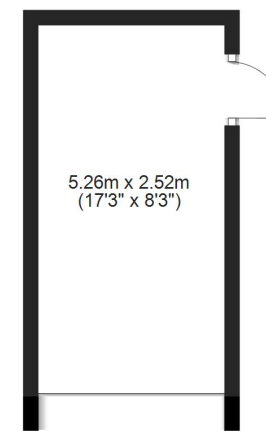
First Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



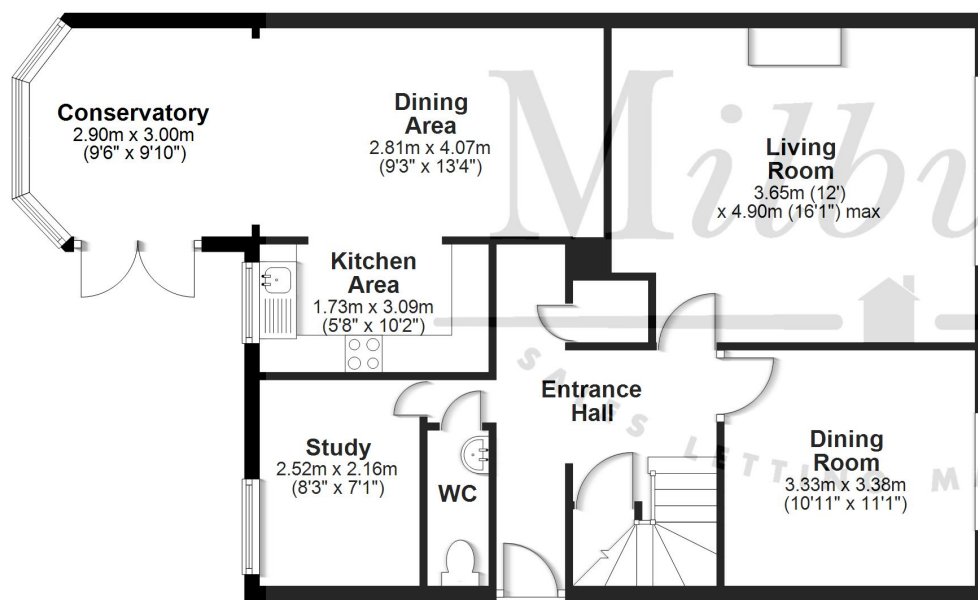
Garage

Approx. 13.3 sq. metres (142.7 sq. feet)



Ground Floor

Approx. 75.4 sq. metres (811.6 sq. feet)



Total area: approx. 153.4 sq. metres (1650.9 sq. feet)

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

45 Manor Lane, Charfield, South Gloucestershire GL12 8TN

Developed in the 1970s, Manor Lane is a popular residential area, perfectly suited for family living. It features grass-lined verges and walkways leading to nearby countryside, public houses, shops, and a post office. Space and light are key attributes of the design, and this link-detached home is no exception! Approaching from the driveway, you are welcomed by an inviting entrance hallway that provides a seamless flow between the ground and first floors. A practical WC is located on your left, en route to the delightful study – an ideal work-from-home space, bathed in natural light from a generous window. The kitchen/breakfast room is a spacious and attractive area, showcasing a contemporary design with neutral tones – perfect for enjoying a quick, casual meal. Adjoining this is a conservatory, offering a lovely view of the rear garden. For more formal occasions, there is a separate dining room, which could also serve as a playroom or a second living room, great for teenagers. A generous living room completes the ground floor, enhanced by a large, sunlit window with views of the green opposite, and a feature fireplace with a beautiful mantelpiece. Upstairs, there are four double bedrooms and a recently fitted, contemporary shower room. The master bedroom is particularly spacious, benefiting from an extension added in 2009. Such a beautiful garden occupies the rear, mainly laid to lawn with a delightful patio seating and a separate raised decking area is perfect for when entertaining or basking in the summer sun. Mature shrubs give an added sense of privacy, with raised wooden flowerbeds to enjoy a spot of planting. With a combination of space, light and practicality, this is an ideal setting for family life. Loved by the current owners, this property is more than a house, but a place to call home.

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

- Lovely and Light 4 Bedroom Link Detached Home
- Popular Residential Area
- Generous Living Room with Feature Fireplace
- Contemporary Kitchen/Breakfast Room
- Conservatory Leading To The Rear Garden
- An Exceptional Master Bedroom Benefitting From An Extension in 2009
- Close to Countryside Walks, Shops, Public Houses, Charfield Playing Field and a Local Cafe
- Attached Garage and Ample Vehicular Parking
- Gas Central Heating and Double Glazing
- South Gloucestershire Council - Council Tax Band D

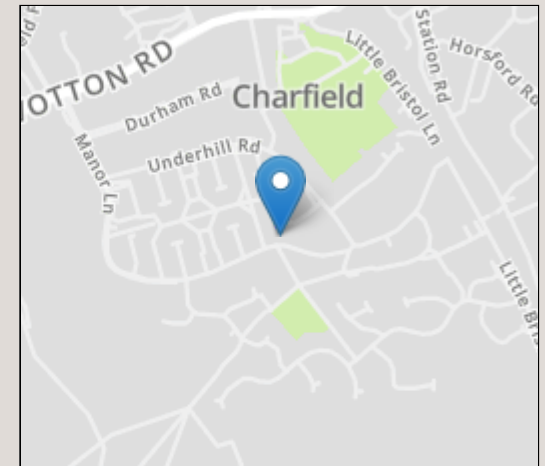
Directions

Heading from the direction of Wotton-under-Edge, follow the Wotton Road and turn left onto Manor Lane, proceed past Themes Close, where 45 Manor Lane can be found on the left-hand side.

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

Tenure - Freehold

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



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