



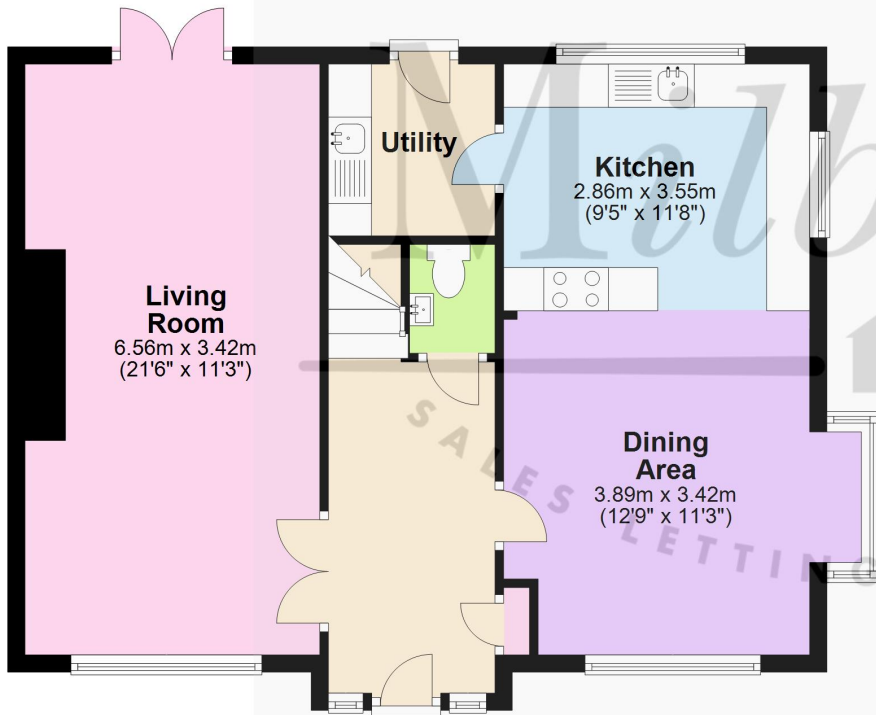
Milburys  
SALES LETTING MANAGEMENT



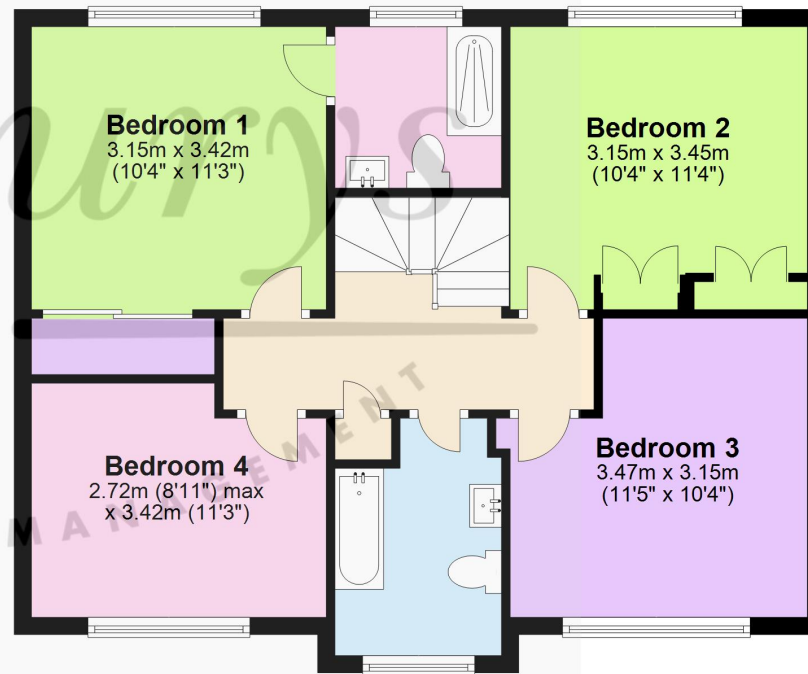
25 Cranesbill Crescent, Charfield, Wotton-under-Edge GL12 8EH

£495,000

### Ground Floor



### First Floor



Total area: approx. 126.3 sq. metres (1359.2 sq. feet)

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

# 25 Cranesbill Crescent, Charfield, Wotton-under-Edge GL12 8EH

Built in 2018 by Crest Nicholson, this immaculately presented four-bedroom detached home sits on an enviable corner plot within Cranesbill Crescent in the semi-rural town of Charfield. Inside you are invited into the light and airy hallway, coupled with the downstairs WC and storage. To the left, through double doors, you enter into a generous size dual aspect living area featuring and included in the sale a 'media wall' - incorporating a 65" flat screen TV and high tech electric fireplace complete with features such as Wi-Fi. The UPVC French doors to the garden are perfect for enjoying a summers day whilst watching the children play in the garden, entertaining or unwinding on an evening this room is truly the heart of the home. Adjacent there is an informal open plan, dual aspect kitchen/diner with the added benefit of integrated Bosch appliances. The smart modern kitchen/diner is a delightful space for culinary enthusiasts whilst providing a generous space for formal dining occasions or casual meals with family and friends. A bay window invites plenty of natural light to this spacious area. Completing the downstairs is the utility room with access to the rear garden. Upstairs, an airy landing opens onto four-double bedrooms. The principle bedroom benefits from fitted wardrobes and a modern ensuite. The modern family bathroom completes the upstairs of this stunning home. The private south facing garden, is mainly laid to lawn but features two seating areas- one with patio and the other with decking. Both amazing spots to soak up the summer sun whilst enjoying some al-fresco dining! Complete with ample driveway parking and a single garage with power and light, a short stroll from the local playing field and offered with no onward chain makes this property perfect for families looking to upsize. I think you will agree, this energy efficient home is 'move in ready' and one not to be missed!

## 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

- No Onward Chain!
- An Immaculately Presented, Four Bedroom, Detached Family Home
- Built in 2018 By Crest Nicholson With NHBC Warranty Valid for Another 4 years (2028)
- South Facing Enclosed Rear Garden With Patio Seating Area
- Smart Modern Kitchen With Fitted Appliances With Adjoining Dining Room
- Gas Central Heating, Double Glazing, Mains Drainage
- Energy Efficient Modern Home in a Popular Development in Charfield
- Single Garage with Power and Light and a Driveway with Ample Parking
- Within Catchment of Katherine Lady Berkeley School and an Outstanding Primary School
- South Gloucestershire Council - Council Tax Band E

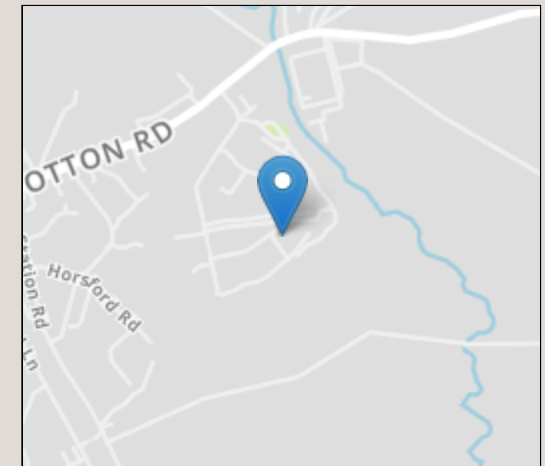
## Directions

Cranesbill Crescent is part of the New Crest Nicholson development located in the village of Charfield - Once on the main road which runs the village, turn into Cowslip Way - this leads to Cranesbill Crescent

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

South Gloucestershire Council - Council Tax band E. [www.southglos.gov.uk](http://www.southglos.gov.uk) **Tenure** - Freehold

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



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