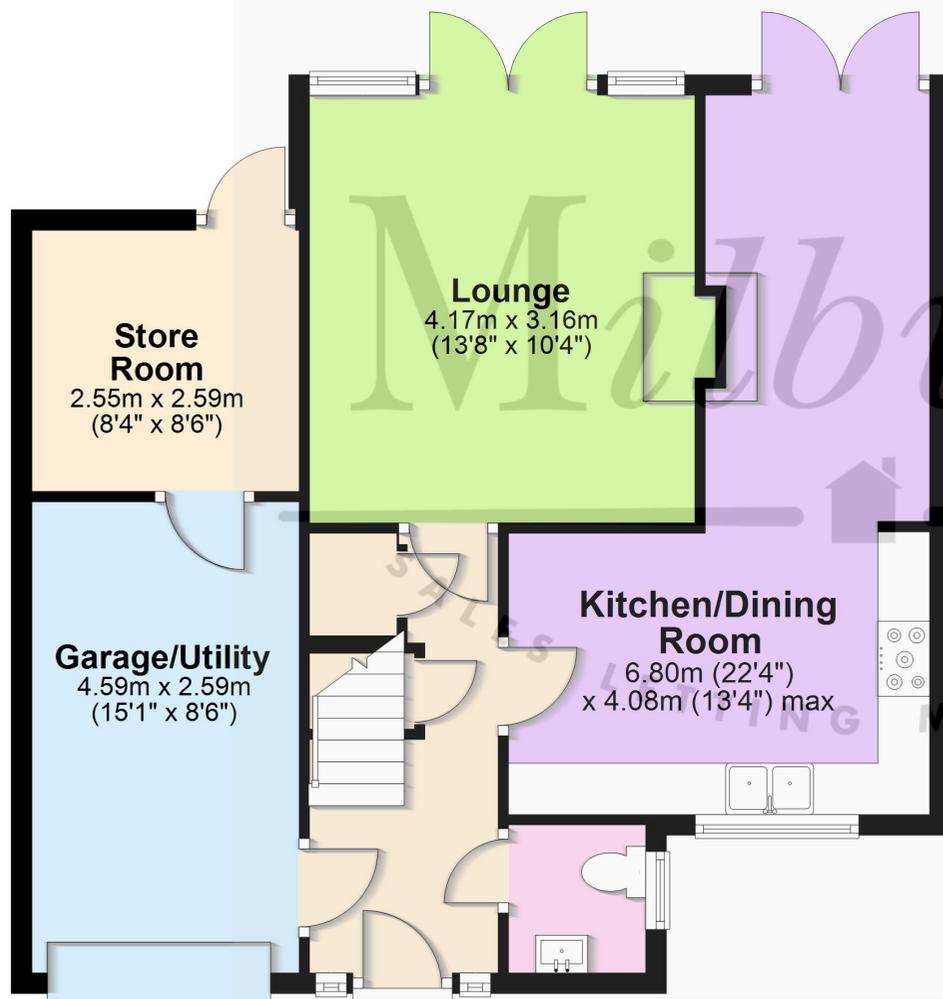




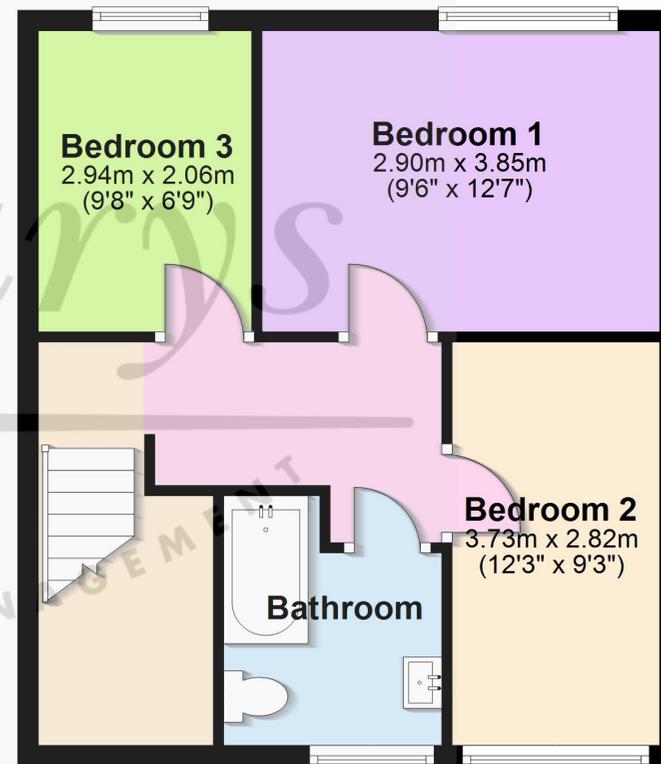
Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

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

3 Cotswold View, Wotton-under-Edge, Charfield, Gloucestershire GL12 8ST

This immaculately presented semi-detached house sits in the cul-de-sac of the appropriately named 'Cotswold View' in the sought after semi-rural town of Charfield. With a wonderful outlook from the rear of the property coupled with its enviable location (also within catchment for both an outstanding primary school and Katherine Lady Berkeley), and spacious accommodation, makes this the perfect family home. Fully renovated by the current owners to very high standards throughout, you are welcomed into the property by a spacious and light hallway, enhanced with under stairs storage. Immediately to the right you will encounter the cloakroom and further along to a modern airy kitchen with plenty of work surface, storage and integrated appliances. Open to and adjoining the kitchen is a generous dining room, boasting patio doors to the rear garden along with a cleverly designed dual 'back to back' woodburner shared with the living room. Certainly the perfect space for entertaining no matter the weather! The ground floor also has a separate cosy living room, again with patio doors, and featuring the shared dual woodburner. Completing the ground floor, there is also access to the integral garage, partially converted to accommodate a utility room to the rear, with space for appliances, whilst retaining ample garage storage space. Moving upstairs you will find three double bedrooms. The principal bedroom is generous in size and blessed with fitted wardrobes plus wonderful open views over the fields and beyond. Bedroom three also enjoys these views whilst bedroom two has ample of space for a double bed plus storage. The family bathroom completes the upstairs- a spacious and beautifully presented space. Outside to the rear, you will discover a good sized garden. Planted flower beds border the lawned area whilst there is an extensive patio extending across the width of the house- perfect for 'al-fresco' dining whilst the children play. Further benefits include gas central heating, double glazing and ample off-street driveway parking. In short, a superb family home, tastefully and beautifully presented throughout-ready to move straight into! Viewings are highly recommended, call our Wotton-under-Edge office today.

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

- Semi Detached Family Home
- Three Double Bedrooms
- Within Catchment of Katherine Lady Berkeley School and an Outstanding Primary School
- Fully Renovated And Beautifully Presented Throughout
- Smart Modern Kitchen With Fitted Appliances, Adjoining Dining Room With Woodburner And Patio Doors To The Garden
- Downstairs Cloakroom
- Integral Garage Partially Converted to Utility Room
- Good Sized Rear Garden With Patio
- Living Room Complete With Dual WoodBurner To Dining Room And Patio Doors The Garden
- South Gloucestershire Council- Council Tax Band C

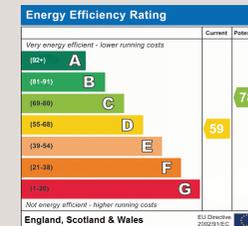
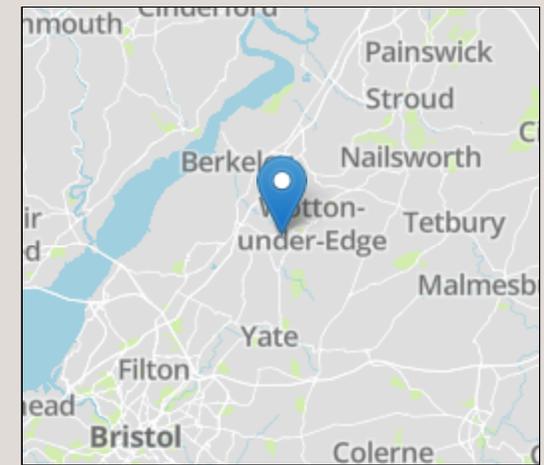
Directions

Dropping down into the village from the south, look out for Station Road on your right hand side just after the Co-op. Turn right here, and then take the 2nd left into Horsford Road. Follow this road down, taking the 2nd right hand turn into Cotswold View. Number 3 can be found on your left hand side.

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

Tenure - Freehold

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



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