

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

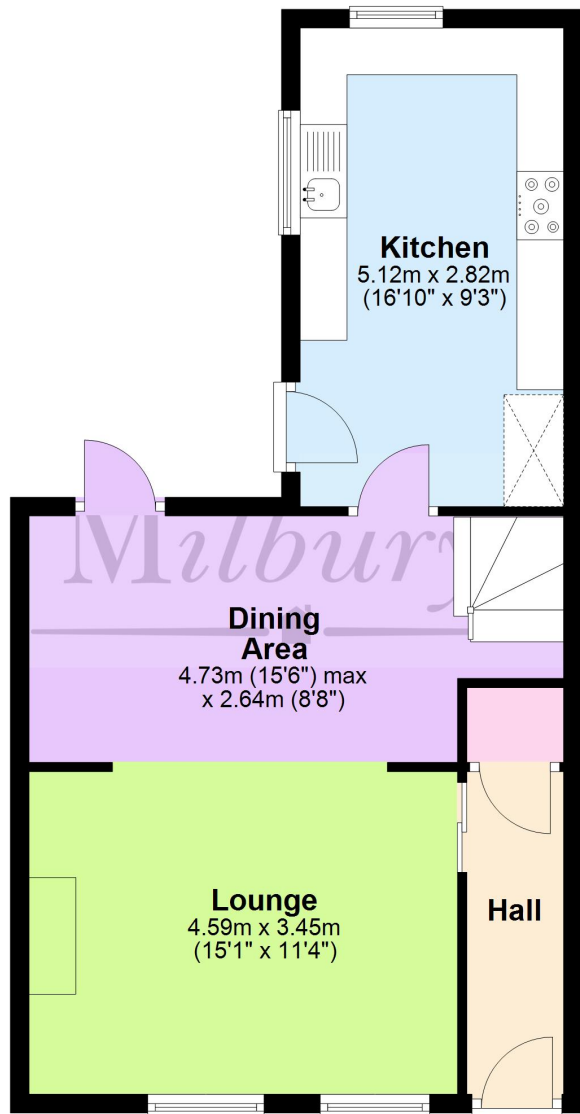


84 Wotton Road, Charfield, Wotton-under-Edge, Gloucestershire GL12 8SR

£439,950

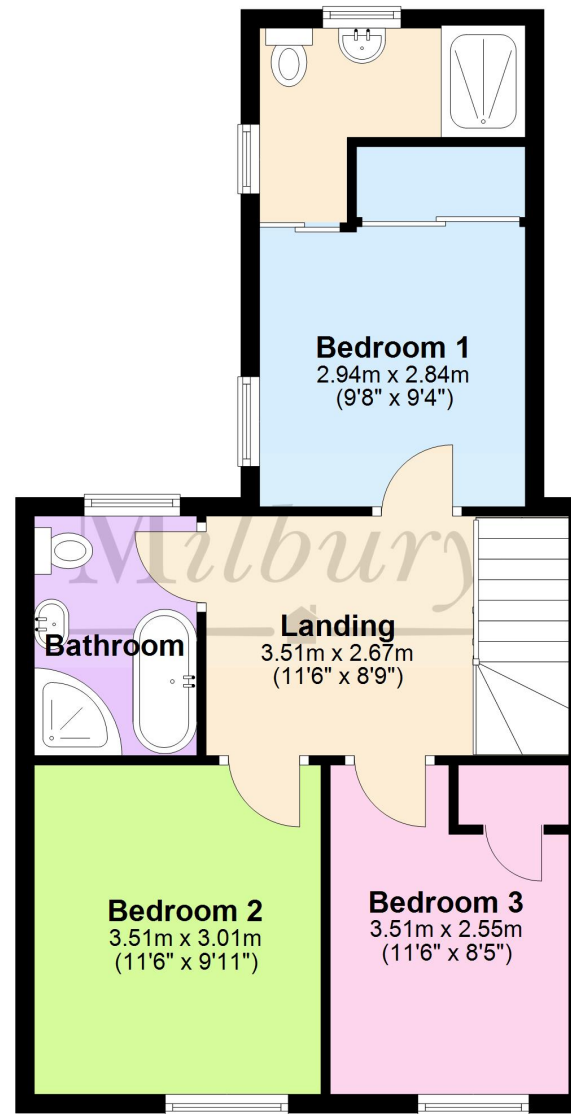
### Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



### First Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



Total area: approx. 99.7 sq. metres (1072.9 sq. feet)

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

# 84 Wotton Road, Charfield, Wotton-under-Edge, Gloucestershire GL12 8SR

Situated in the semi-rural village of Charfield, Milburys are offering this superb family home within catchment to an outstanding primary school and the reputable KLB secondary school, along with just a short stroll to the amenities, pubs and parks. On arrival you are greeted by generous gated parking that will accommodate several cars, along with an incredible extensive private garden. On entering the property, the hallway leads to the living room on your left. A generous space complete with wood-effect flooring, a wonderful woodburner and open to the dining room creating a sociable space perfect for entertaining. Continue from here, and you will find a smart modern kitchen equipped with some integrated appliances including a range cooker (all included in the sale!) and a fantastic outlook and rear access to the garden. Head upstairs you will find three double bedrooms- all accessed off a very generous landing, offering ample of space for a sofa or perhaps an office desk. The principal bedroom boasts fitted wardrobes along with a good sized ensuite. There is also a stunning family bathroom with bath and a separate shower cubicle. The real 'wow' factor for this property is the magnificent garden; a truly superb space, large enough for a children's game of football! Laid mainly to lawn, with two patio areas, one located at the rear of the garden- a perfect spot for an evening BBQ! Also worthy of a mention is the good-sized shed, and of particular note, the excellent gated parking facility that offers a good turning circle for several cars, plus an additional space to the front of the property. A truly desirable three-bedroom family home- come and see for yourself and book your viewing 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. Within the village itself you will find Charfield Primary School- with an Outstanding OFSTED rating (dated 10 July 2015), a Co-Op supermarket, a SPAR convenience store, a post office, a petrol station, the Vintage Birdcage Cakery on the Bridge and opposite is the Charfield Playing Field. Situated on view of the B4058 there are two public houses- The Railway Tavern and The Plough.

## Property Highlights, Accommodation & Services

- Beautiful Stone Three Bedroom Semi-Detached Cottage
- Prominent Location in Semi Rural Village of Charfield
- An Incredible Garden Size- Mature, Private And Offers A Number Of Seating Areas
- Generous Gated Parking- Space For Several Cars, Along With An Additional Parking Space To The Front.
- Well Appointed Accommodation Decorated To A High Standard And Specification
- Living/Dining Room with A Working Feature Logburner
- Ensuite And Fitted Wardrobes To Principal Bedroom
- Close to Beautiful Countryside
- Katherine Lady Berkeley School Catchment Area and an Excellent Primary School
- South Gloucestershire Council - Council Tax Band D

## Directions

Leaving Wotton-under-Edge via New Road (The B4058) follow the road, taking the second exit at the roundabout to carry on the B4058. On

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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