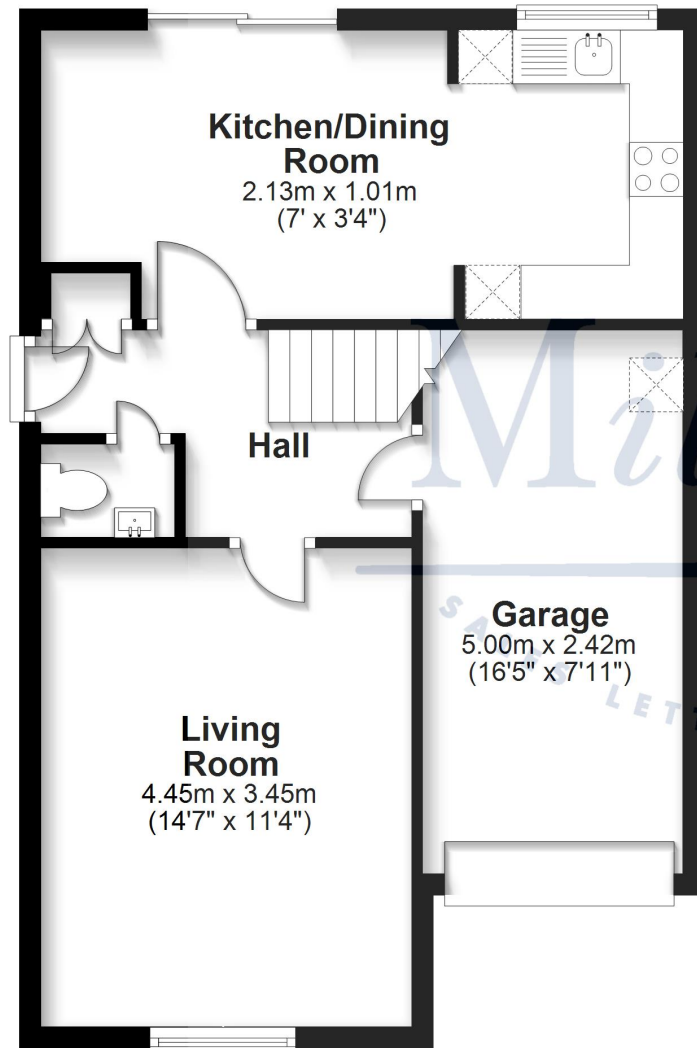




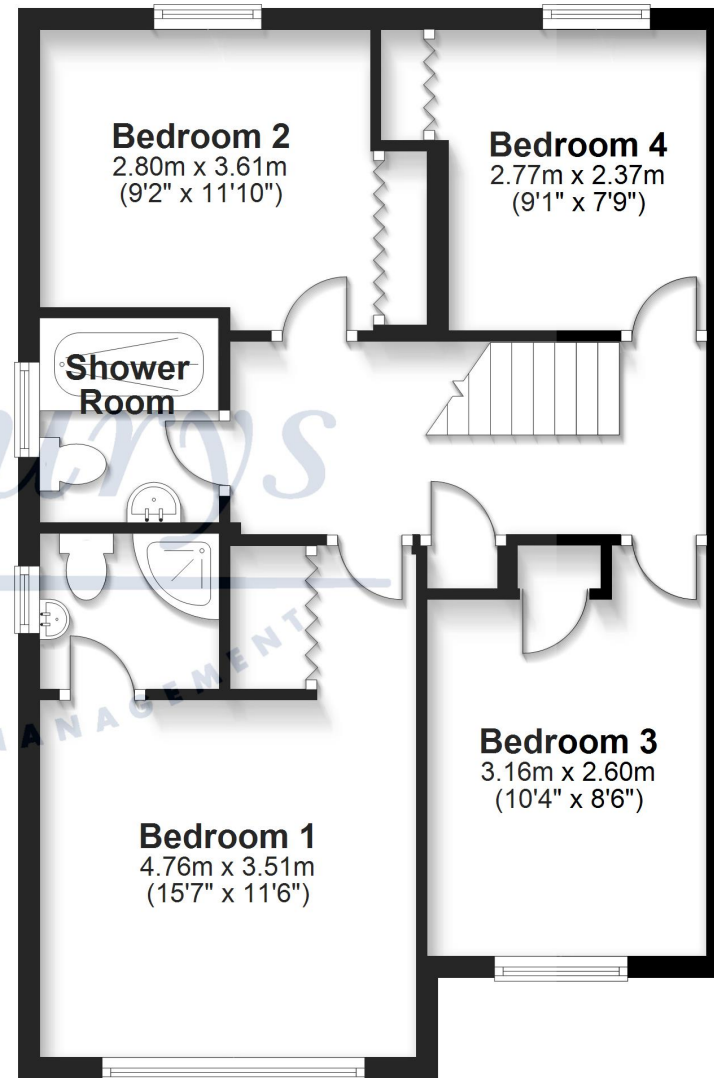
## Ground Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

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



# 5 Watermill Close, Falfield, South Gloucestershire GL12 8BW

This smartly presented detached home is situated in a semi-rural village location convenient for M5 J14. The village hall is a short stroll away, providing locals with WI meetings, Brownies and Rainbows. The local shop and Post Office offers you your morning paper, there is a village pub, and Rockhampton cricket club is a cycle ride away over the hillside to the west. No.5 is facing you as you drive into the cul-de-sac off Mill Lane. There is off-street parking to the front and an integral single garage. Ground-floor accommodation includes entrance hall (with internal door to the garage), cloakroom, the living room to the front and the kitchen/dining room across the rear with patio doors to the garden. Moving upstairs we discover four bedrooms, the principal bedroom with en-suite, a further double and two generous singles - all with fitted storage/wardrobes, plus the family shower room. The level rear garden is laid mainly to lawn and provides plenty of space for children to run around and burn off steam! A lovely four-bedroom family home, offered with no onward chain - call today to arrange your viewing!

## 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

- Modern Detached Village Home
- Four Bedrooms, Each With Built-In Wardrobes
- En-Suite And Family Shower Rooms
- Well Proportioned Living Room
- Smart Modern Kitchen/Dining Room With Patio Doors To Garden
- Level, Enclosed Lawned Gardens To Rear
- Private Driveway, Single Garage And Side Access
- Benefits Include Oil Central Heating And UPVC Double Glazing
- No Onward Chain!

## Directions

From Junction 14 on the M5 north turn left and at the Junction with the A38 turn left again towards Thornbury and take the first left into Mill Lane. Watermill Close is the first turning on the left. No 5 is at the head of the cul-de-sac.

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

Communal Drainage - fee apply **Tenure** - Freehold

## Contact & Viewing - Email: mil\_thornburysales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+) A	
(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	

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