

Total area: approx. 101.9 sq. metres (1096.9 sq. feet)

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



# 18 Berkeley Close, Charfield, South Gloucestershire GL12 8TE

Offered for sale with NO ONWARD CHAIN, a deceptively spacious three-bedroom home hidden towards the end of the calm cul-de-sac of Berkeley Close. Nestled into Charfield with local schools, playing fields and the well-regarded Vintage Birdcage Cakery on The Bridge all within arms reach whilst being within the catchment area of the reputable Katharine Lady Berkeley's Secondary School. Venturing into the property, a welcoming entrance hallway is well-proportioned and perfect for storing shoes while allowing access to the third bedroom and a downstairs WC that could be converted into a shower room for lateral living. To the left, an incredible living/dining room can be found complimented by large windows, a notable feature of the 1980s construction, allowing the warm glow of the sun to light this room. Spanning over 7m in length this room is perfect for hosting dinner parties and entertaining guests on occasion with French doors leading to the rear garden. Following through, the kitchen is a comfortable size and makes a good space for cooking with a further door leading to a handy boot room allowing for greater storage and access to the rear garden. Rising the stairs, two incredibly sized double bedrooms can be found, both featuring built-in storage and served by en-suite shower rooms. Extending from the property, a patio seating area is perfect for al-fresco dining in warmer months; complimented by lawn, perfect for a game of football, while the front garden features lawn boarded by mature shrubs. An extensive driveway and single garage provide ample parking. This property is certainly unique while spoiling the occupant with space and a perfect opportunity to add your own personal touch.

## 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, coffee shop, post office, public houses, and a petrol station.

## Property Highlights, Accommodation & Services

- Three Bed Semi-Detached Property in Cul de Sac Location
- Central Charfield Location In a Popular Residential Area
- No Onward Chain!
- Two Double and One Single - Ensuite To Both Double Bedrooms
- Modern Kitchen
- Generous Living Room With Adjoining Dining Area And Patio Doors To The Garden
- Downstairs WC
- Generous Sized Garden With Patio Seating Area And Side Access
- Ample Driveway Parking and Single Garage
- South Gloucestershire Council - Council Tax Band C

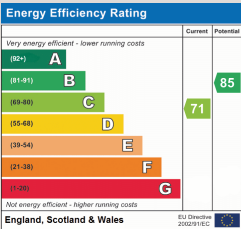
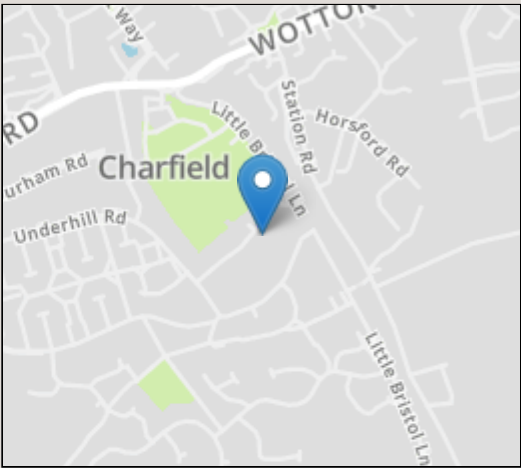
## Directions

Entering Charfield from Junction 14 of the M5 at Falfield, take the first exit at the roundabout and follow Wotton Road (B4058) where you will take the first turning on the right into Manor Lane. Proceed and turn into Underhill Road, follow the road around taking the 2nd left. Number 18 Will be towards the end of the cul-de-sac on your right-hand-side.

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

## Tenure - Freehold

## Contact & Viewing - Email: mil\_wottonsales@milburys.co.uk Tel: 01453 842666



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