



40 Wotton Road, Charfield, South Gloucestershire, GL12 8TG

£630,000







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A beautifully presented individual, detached residence sitting within a good size garden with detached double garage with office/study. Offering superb accommodation arranged over two floors the property offers, entrance hallway, fitted kitchen, utility room, shower room, study, a high ceiling lounge with dining room, a further reception room, four bedrooms and a contemporary bathroom with dressing area. Outside the property has driveway parking for several cars leading to the detached double garage with office space above and garden which wrap around the property with various lawned area and patio area.

**ENTRANCE HALLWAY 22' 1" x 8' (6.73m x 2.44m)** Via glazed door, tiled flooring, radiator, stairs to first floor, walk-in cupboard, doors to:

**FITTED KITCHEN 10' 2" x 10' 1" (3.1m x 3.07m)** Double glazed window to front aspect with open views, tiled flooring, one and a half bowl sink unit with mixer tap, range of wall and base units with work-surfaces, tiled splash-backs, Leisure range style oven, extractor hood, radiator, integral fridge/freezer, breakfast bar area.

**BEDROOM FOUR 10' 2" x 6' 11" (3.1m x 2.11m)** Double glazed window, radiator.

**SHOWER ROOM** Double glazed window to side aspect, fully tiled walls and flooring, shower cubicle with shower, wc, pedestal wash hand basin, ornate heated towel rail and radiator.

**RECEPTION THREE 13' 8" x 11' 10" (4.17m x 3.61m)** Dual aspect double glazed windows, radiator.

**UTILITY ROOM 8' 8" x 5' 8" (2.64m x 1.73m)** Double glazed window to rear aspect, tiled flooring, belfast sink with unit below, space for washing machine, boiler for heating.

**LOUNGE/DINING ROOM 36' 1" x 14' 1" (11m x 4.29m)** With a high ceiling to the lounge, double glazed window to side aspect, Villager wood-burning stove set in a fabulous fireplace with beam above, radiator, opening to:

**DINING ROOM** With dual aspect double glazed windows, doors to garden, radiator.

**STUDY 7' 5" x 7' 2" (2.26m x 2.18m)** Double glazed window to front and side aspect, radiator.

#### FIRST FLOOR ACCOMMODATION

**LANDING AREA** Access to loft space, cupboard, doors to:

**BEDROOM ONE 13' 2" x 11' 9" (4.01m x 3.58m)** Dual aspect double glazed windows, radiator, laminate flooring, fitted wardrobes.

**BATHROOM** Double glazed window to rear aspect, fully tiled walls and flooring, wc, jacuzzi bath with shower, pedestal wash hand basin, steps to:

**DRESSING AREA 10' 10" x 8' 5" (3.3m x 2.57m)** With laminate flooring, radiator, storage cupboard.

**BEDROOM TWO 18' 4" x 7' 6" (5.59m x 2.29m)** Double glazed window to front aspect, radiator, laminate flooring.

**BEDROOM THREE 10' 8" x 8' 1" (3.25m x 2.46m)** With two velux windows.

#### OUTSIDE

**DOUBLE GARAGE 27' 6" x 17' 11" (8.38m x 5.46m)** With electric metal up and over doors, power and light, door to storage area with stairs to first floor office/gym.

**OFFICE/GYM AREA 22' 5" x 7' 10" (6.83m x 2.39m)** Window to front aspect, storage cupboards.

**OUTSIDE** The property has driveway parking for several cars leading to the detached double garage. The gardens wrap around the property with generous well tended lawned areas with an array of shrubs and plants with patio area to the rear.





**PLEASE NOTE:**

1. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
2. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
3. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
4. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
6. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.





