

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



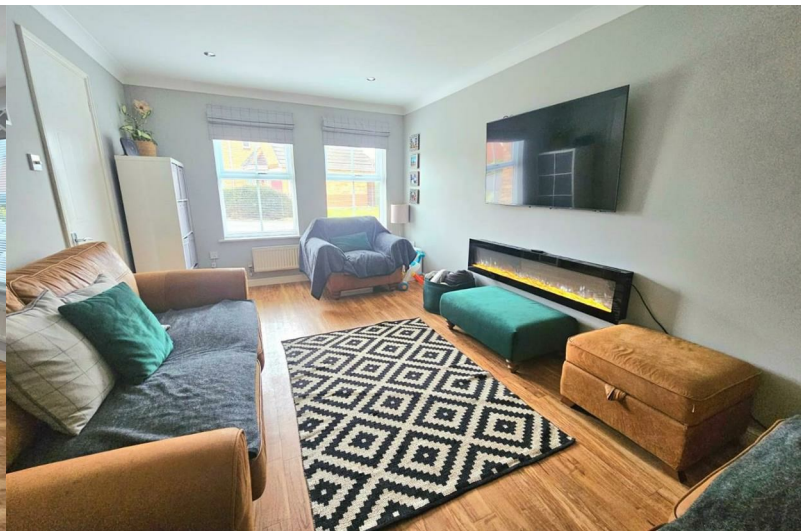
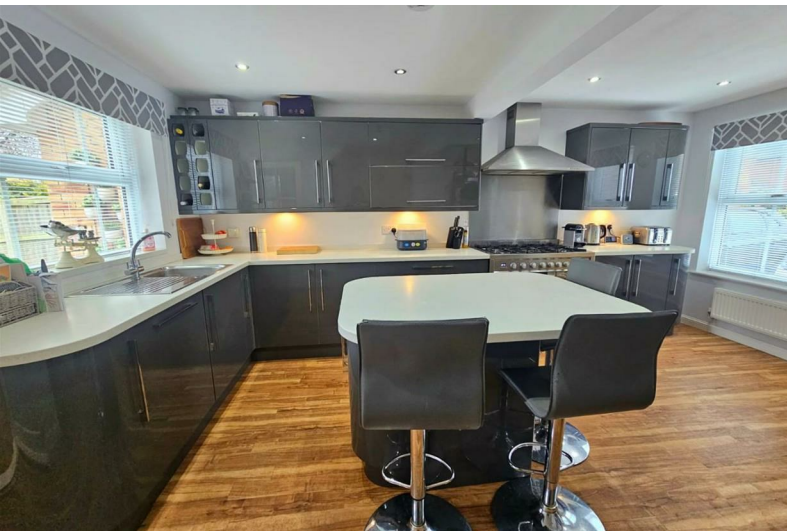
## 59 Longs View

Charfield, Wotton-Under-Edge, GL12 8HZ

£465,000



Council Tax: D





# 59 Longs View

Charfield, Wotton-Under-Edge, GL12 8HZ

£465,000



## Entrance Hallway

Via part glazed door leading to entrance hallway with staircase leading to the first floor landing, doors to;

## Cloakroom

Window to front aspect, radiator, wash hand basin and wc.

## Lounge

Window to front aspect, radiator.

## Fitted Kitchen/Breakfast Room

Two windows to front aspect, window to rear aspect, a range of contemporary wall and base units with work surfaces over, centre island with breakfast bar, Aga style gas cooker, stainless steel sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, extractor fan, radiator and under stairs storage cupboard.

## Reception Room/ Bedroom Four

Window to rear aspect, French doors to garden, two radiators, range of fitted units and cupboard housing Worcester gas boiler, further door to garden.

## First Floor Landing

Access to loft space which is boarded with ladder, airing cupboard, doors leading to:

## Main Bedroom

Windows to front and rear aspect, two radiators, door to;

## En-Suite

Window to front aspect, wash hand basin, corner shower cubicle with Mira shower, wc, chrome heated towel radiator, part tiled walls.

## Bathroom

Two windows to front aspect, radiator, wc, pedestal wash hand basin, bath with Mira shower over, tiled walls, extractor fan.

## Bedroom Two

Window to front aspect, radiator.

## Bedroom Three

Window to rear aspect and radiator.

## Outside

To the rear the garden is enclosed by fencing with feature patio area, lawned area, outside tap, courtesy door to garage and gated side access to the front, covered canopy to side.

This spacious, extended, family home has been upgraded by the current owner, found tucked away in a cul-de-sac position in the sought after development of Longs View. On entering the property you are met by a spacious entrance hallway giving access to the lounge which overlooks the front of the property. The contemporary kitchen/breakfast room offers plenty of storage space with a contemporary centre island breakfast bar. A door leads from the kitchen into the extended dining room/bedroom four, being a great addition to the property, with French doors leading to the rear garden. The first floor has a landing area which leads to the main bedroom with dressing area and en-suite bathroom, two further bedrooms and family bathroom. Outside the open plan front garden has parking for several cars leading to the single garage. The rear garden is fully enclosed with patio area, lawned area and gated access leading to the front of the property.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in progress with details available to view on-line. Charfield has an excellent primary school, local shop and post office, garage and two public houses, one a short stroll away from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

- Extended Detached Family Home
- Tucked Away in Sought After Development
  - Entrance Hallway and Cloakroom
- Contemporary Fitted Kitchen with Centre Island Breakfast Bar
- Lounge and Extended Dining Room/Bedroom Four with French Doors to Garden
- Main Bedroom with En-Suite Bathroom
- Two Further Bedrooms and Bathroom
- Driveway Parking for Several Cars
  - Single Garage to Side





Road Map



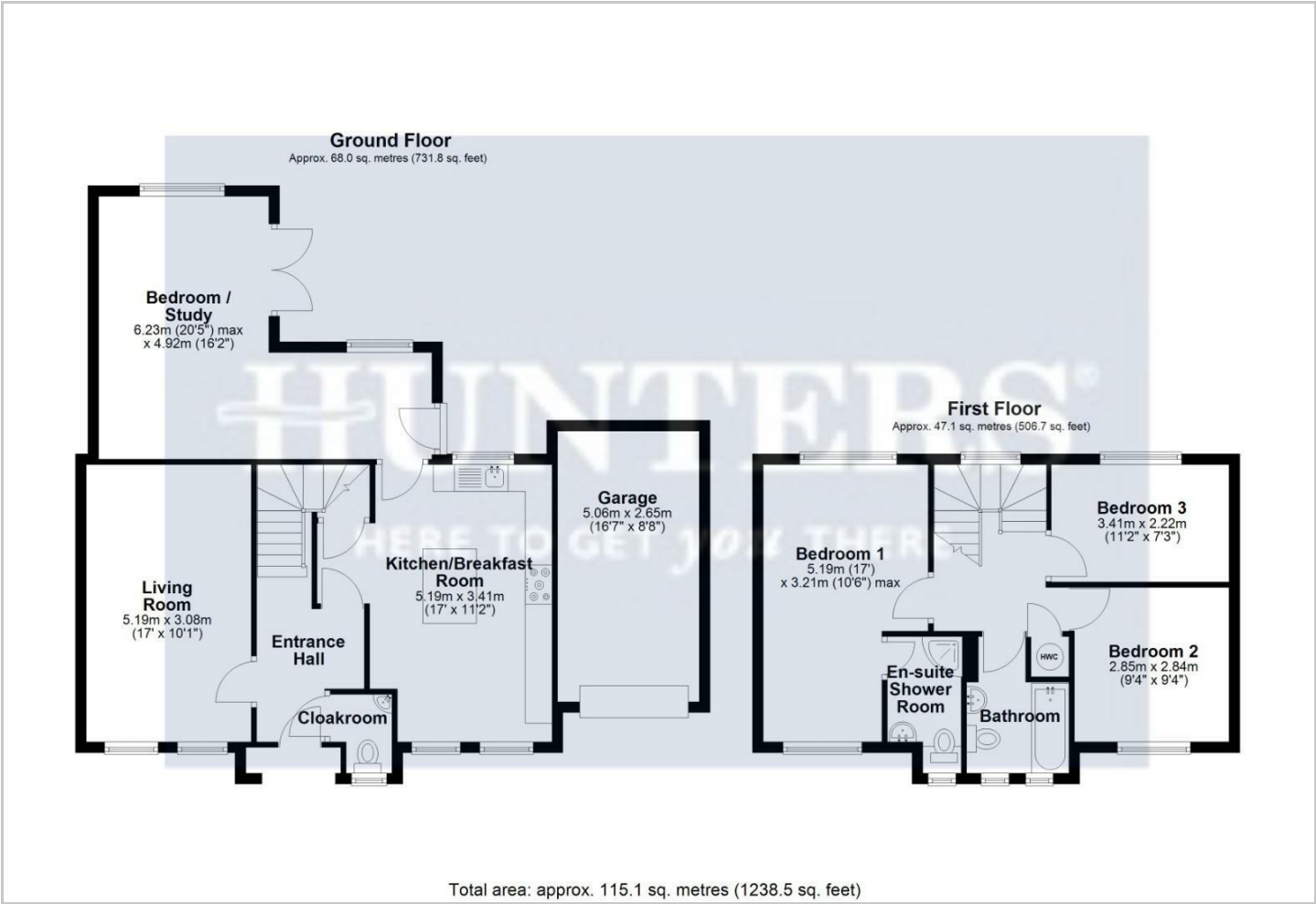
Hybrid Map



Terrain Map



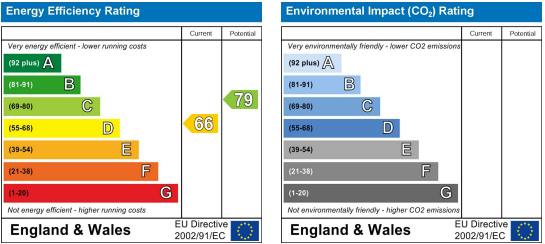
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.