



Charfield Road, Wotton-Under-Edge
, GL12 8HQ

Asking Price £2,250,000

HUNTERS[®]
HERE TO GET *you* THERE



Charfield Road, Wotton-Under-Edge

DESCRIPTION

Hunters are thrilled to be offering this magnificent Grade II listed home built in 1860 and originally part of The Tortworth Estate. Set in grounds of Circa 10 Acres with private gated driveway approach, this is indeed a very rare opportunity. Situated in an elevated position with westerly views toward the River Severn and the Welsh Hills in the distance, this beautiful home retains many period features throughout which are enhanced by superb décor, making this home a true one off.

The accommodation features, list accommodation here...

The gardens are Circa 10 acres. The approach takes advantage of the former Tortworth Arboretum in that the grounds have a Parkland style with mature trees, shrubs and dotted with eclectic ornaments (not currently included within the sale price) which can be seen from the images. The gardens surrounding the property are made up of kitchen gardens and formal gardens with a variety of ornamental topiary. There is an undulating paddock to the front of the property and stabling for 6 horses with a yard to the front. The paddock enjoys its own separate access so as not to hinder the main house. There is extensive garaging and an abundance of parking. Additional noteworthy features include 2 separate self-contained apartments within the grounds providing additional accommodation for staff, dependant relatives or older children. The vaults below the property have been extensively refurbished into a large 2-bedroom apartment with beautiful barrel, cross barrel and groin vaulted ceilings with all doors leading onto the kitchen garden. The vaults can be accessed via its own private entrance.



ROOMS

Entrance Via
Via original solid timber double doors opening to:

Reception Hall
Original period style staircase rising to galleried landing. Attractive ceiling cornice and intricate plaster centre rose "Herringbone" flooring with inset star. Large period column radiator and sash window at elevated level.

Sitting Room
18'0" x 15'7"
Fixed pane windows to either side of the chimney breast incorporating Minster open fireplace. Sash window to front, plaster ceiling cornice and intricate centre rose, dado rail, "herringbone" flooring, large period column radiator.

Living Room
33'3" x 18'0"
Sash windows to front and rear with fixed pane window to side. Feature Minster fireplace, dado rail, plaster ceiling cornices, two intricate plaster ceiling roses. Exposed timber floorboards, 3 column radiators. Recessed cupboards incorporating shelving.

Inner Hallway/Snug
15'6" x 8'5"
Sash window to rear. Herringbone flooring incorporating inset star. Plaster ceiling cornice and intricate centre rose, column radiator and wall mounted security alarm panel. Large understairs storage cupboard, door providing access down flight of steps to double integral garage.

Cloakroom
W.C, vanity unit incorporating wash hand basin, vertical radiator.

Kitchen
16'9" x 15'8"
Windows to side and sash window to rear with fabulous extensive and uninterrupted views towards the forest of Dean. Comprehensive range of fitted floor and wall units with woodblock worksurfaces incorporating two separate sink units, integrated dishwasher, washing machine, larder fridge and adjacent freezer. Recess incorporating Rangemaster oven with 5 burner hob, ceiling cornice and centre roses.

Galleried Landing
With ceiling cornice and split staircase.

Master Bedroom
12'0" x 15'5"
Sash window to front ceiling cornice and intricate plaster centre rose. Column radiator.

Ensuite
High drop WC incorporating "Burlington" cistern with complimentary furniture and high gloss mahogany seat. Marble vanity unit incorporating dual bowls with swivel taps large walk in Marble shower enclosure incorporating dual head Porcelonosa shower unit. Vertical column radiator, timber floor and extractor fan.

Bedroom 2
18'4" x 15'8" (max)
Sash window to rear with extractor fan. Far reaching uninterrupted views towards the Forest of Dean and Wales. Plaster ceiling cornice and intricate centre rose. Column radiator.

Jack & Jill Ensuite
8'4" x 11'8"
Sash window to rear with far reaching views towards Forest of Dean and Wales.

High drop WC incorporating "Burlington" cistern with complimentary furniture and high gloss mahogany seat. Dual Porcelanosa sink unit and double ended contemporary style bath set on Marble with shower attachment, vertical radiator, plaster ceilings and cornice.

Bedroom 3
11'8" x 18'5"
Window to side and sash window to rear. Far reaching views across to the Forest of Dean and Wales. Plaster ceiling cornice with 2 intricate centre roses. Column radiator.

Bedroom 4
15'7" x 11'4"
Sash window to rear, plaster ceiling cornice and intricate centre rose. Column radiator.

Family Bathroom
20'11" x 6'2"
Windows to side, plaster ceiling cornice. Marble vanity unit incorporating dual bowls with swivel taps. Large walk in Marble shower enclosure incorporating dual head Porcelanosa shower unit. Contemporary style double ended bath with shower attachment. Column radiator.

Double Integral Garage
19'9" x 16'10"
Fixed pane windows to side providing ample natural light. Electric roller door to front and side personal door. Connection for propane gas bottles (for Kitchen hob) water softener. Water tap.

Annex

Entrance Via
Original solid door with inset stained and leaded glass panel

Dining Area
15'3" x 8'0"
Marble floor, vaulted brick ceiling, exposed door lintels. Radiator.

Kitchen
15'1" x 7'10"
Vaulted brick ceiling. Range of various floor and wall units with woodblock worksurfaces incorporating single drainer sink unit, integrated dishwasher, washing machine, fridge and freezer, integrated electric oven and 4 ring ceramic hob with extractor hood over. Marble floor and radiator.

Bedroom 1
16'9" x 15'2" (max)
Obscure glazed window to side, vaulted brick ceiling.

Ensuite
WC, washing hand basin and tiled shower enclosure, marble floor, extractor fan and vertical heated towel rail.

Bedroom 2
10'8" x 9'6"
Period style window to front incorporating stone mantle with vaulted brick ceiling. Radiator.

Ensuite
WC, wash hand basin and tiled shower enclosure, heated towel rail, extractor fan, marble floor.

Boiler Room
Worcester oil fired central heating boiler with hot water tanks.

Sitting Room
16'8" x 15'5"
Period style window to front incorporating stone sill. Vaulted brick ceiling and feature stone central brick columns, exposed timber door lintels and radiator.

Snug - Family Cinema Room
15'1" x 16'9"
Vaulted brick ceiling, feature central brick column.

Gardens
Approached via a sweeping driveway with adjacent lawn incorporating an abundance of established trees an shrubs with substantial brick wall leading to stone outbuildings with power, light and water. From here there are attractive patios and areas of lawn with established trees and gravelled area.

Main Front Gardens
Laid to lawn with laurel screening and box shrub hedging creating a formal garden with South Cerney pea gravel paths to areas and planted with specimen shrubs and bushes, steps to terraced bed of established Hydrangea bushes.

Rear Garden
Formal in layout with fabulous view across the adjacent countryside. Pea gravelled paths and large rectangular pond incorporating central water feature, planted with numerous established bushes and a variety of mature shrubs to include Lavender. Several large established and mature Wisterias climbing the rear elevations of the house. Original heavy wrought iron side gate providing access to stables and side garden that consists of a further lawns with many young shrubs and fruit trees. Large walled area that potentially could become a vegetable plot. Gravelled driveway to electric gates.

Parking
Gravelled driveway providing parking for several vehicles whilst the paved flagstone area allows access to the double garage and also creates parking for additional vehicles if required.

Stables & Land
Stabling for six horses with two timber blocks of 3 each with power and light. There are ample concreted turn out areas with direct access to an undulating field of approx 8 acres, again with far reaching views.

Material Information - Thornbury
House Status; Grade II Listed
Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band G
Sewage; Septic Tank
Heating; Oil

Anti-Money Laundering Regulations
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"





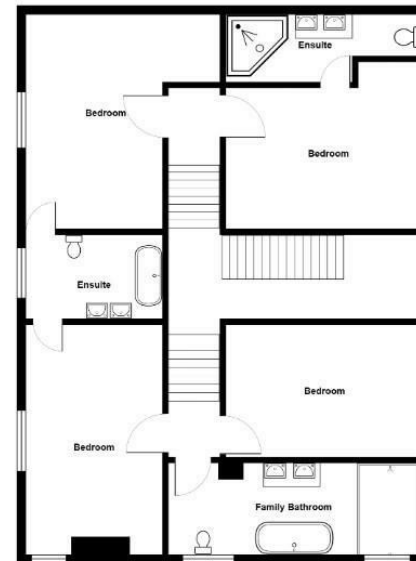
Apartment and Office



Lower Ground Floor

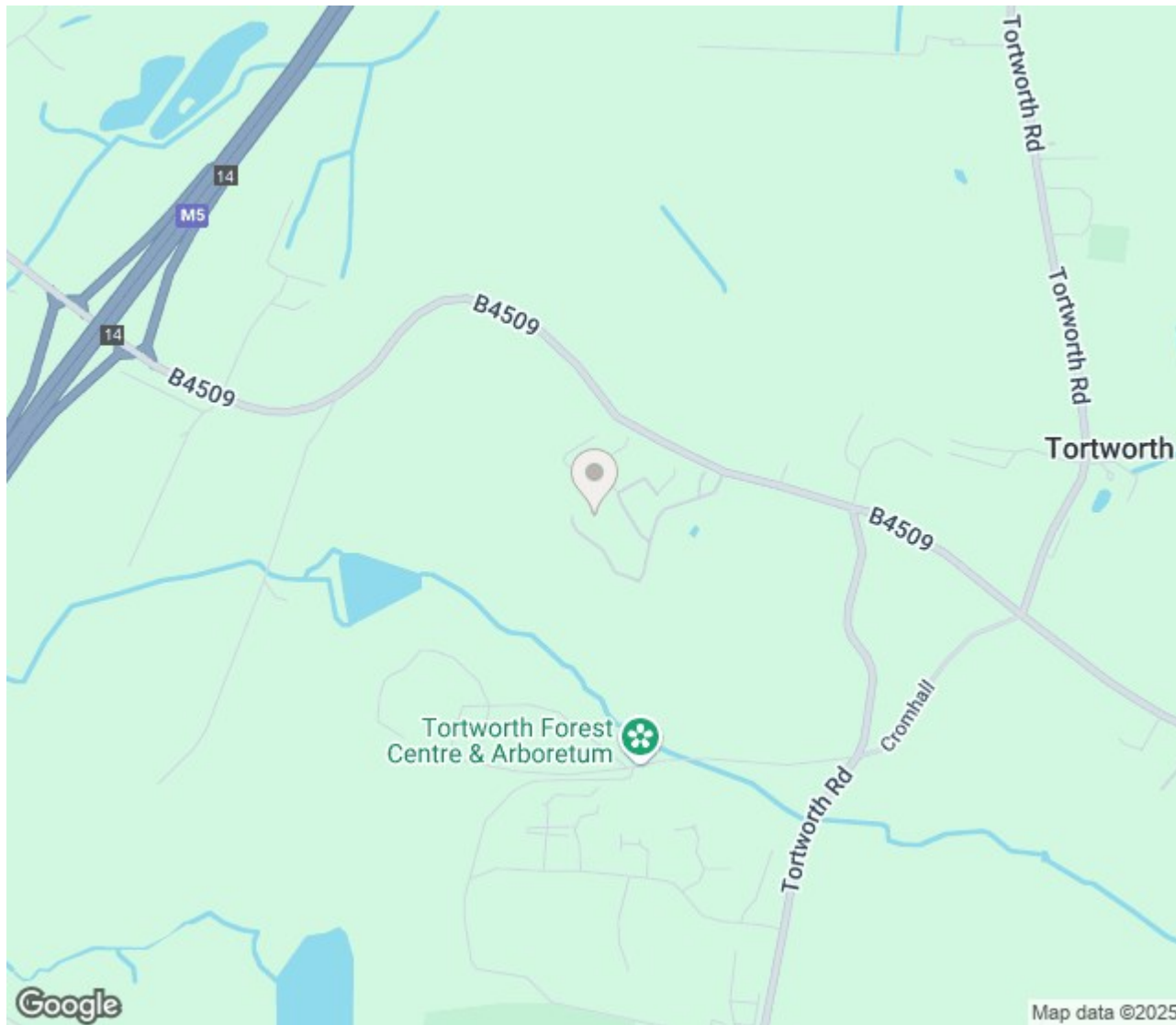


Ground Floor



First Floor





ENERGY PERFORMANCE CERTIFICATE

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.

57 High Street, Thornbury, Bristol, BS35 2AP | 01454 411522 | thornbury@hunters.com

HUNTERS®
HERE TO GET *you* THERE





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.