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30 Farm Lees, Charfield, Gloucestershire GL12 8JA



Nestled in a peaceful and mature cul-de-sac, a beautifully appointed semi-detached home accompanied by an enclosed rear garden and an impressive outlook towards the Cotswold escarpment.

Farm Lees is a mature residential cul-de-sac of properties understood to have been built in the 1980's. This particular property has been home to the current owners for the past seven years and has been tastefully and thoughtfully updated throughout during this time, including a full redecoration, replacement kitchen and bathroom as well as the boiler. The property now offers beautifully bright, light filled, open-plan accommodation set across two floors, reaching approximately 953 sq.ft.

On arrival at the property is an entrance lobby which then leads through into the main living space which has been finished in an oak effect, herringbone LVT flooring throughout the ground floor. This area reaches the depth of the property with a large window to the front and a set of patio doors at the rear. There is ample space for both sitting and dining areas and the sitting half has a fireplace which makes a real focal point within the room. Accessed via two openings from the dining area flows seamlessly into the kitchen. This room has an excellent range of fitted Shaker style, sage green wall and base units that are finished with solid wooden worktops. There is an integrated electric oven and induction hob with an extractor hood, plus space and plumbing for a washing machine, slimline dishwasher and space for a fridge freezer. To one end of the kitchen is an area utilised as a cloaks space for hanging coats and storing shoes, cleverly assigned beside the side access door. There is also a useful understairs cupboard.

The stairs are found via a door to the side of the sitting room and turn as they rise to a landing area that enjoys a large picture window making the most of the view across the surrounding countryside and capturing the Tyndale Monument in the distance. There are three comfortable bedrooms; two doubles and a single. Both the double rooms are accompanied by mirror fronted, fitted wardrobes, whilst the third bedroom would also make a great home office for anyone needing to work from home. The stylish family bathroom has been finished to an exceptionally high standard and completes the accommodation. Boasting a recently installed suite with a mixer shower over the bath, a wash hand basin set upon a vanity storage unit and a W.C with a concealed cistern. The room is finished with marble effect tiling across two walls and a heated towel radiator.



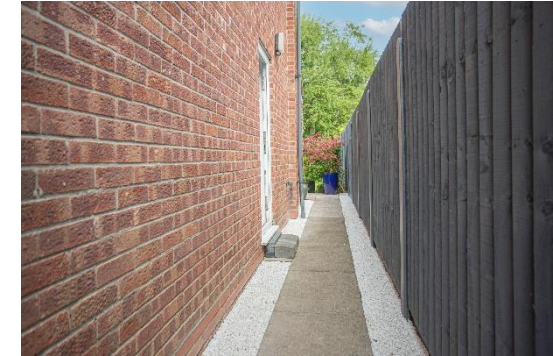


Externally the front of the property has a generous block paved driveway that will comfortably park four vehicles, ahead of an integral single garage which has power sockets and lighting. There is also a small area of lawn beside the driveway. A side access pedestrian gate leads along to the rear garden. The garden is predominantly laid to lawn with a patio terrace running directly across the rear of the house making the ideal spot for outdoor entertaining in the warmer months. Mature herbaceous borders frame the lawn. There is also a handy timber storage shed situated to the far corner of the garden.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band C (South Gloucestershire Council). The property is freehold.

EPC – TBC.

Charfield is a very conveniently located village situated within close proximity to the market town of Wotton-under-Edge, yet the M5 J13 is approximately three miles away allowing great commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store, post office, two public houses and a delightful café. In addition to the primary school situated in the heart of the village, the highly regarded Katherine Lady Berkeley (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village into the Gloucestershire countryside and towards the nearby Cotswold Hills AONB.

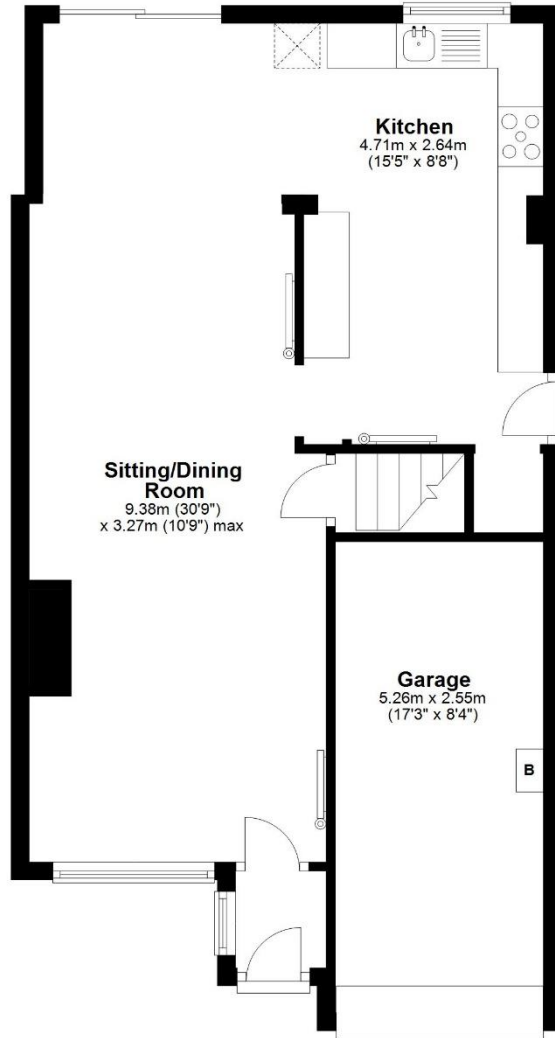


**Guide Price £385,000**



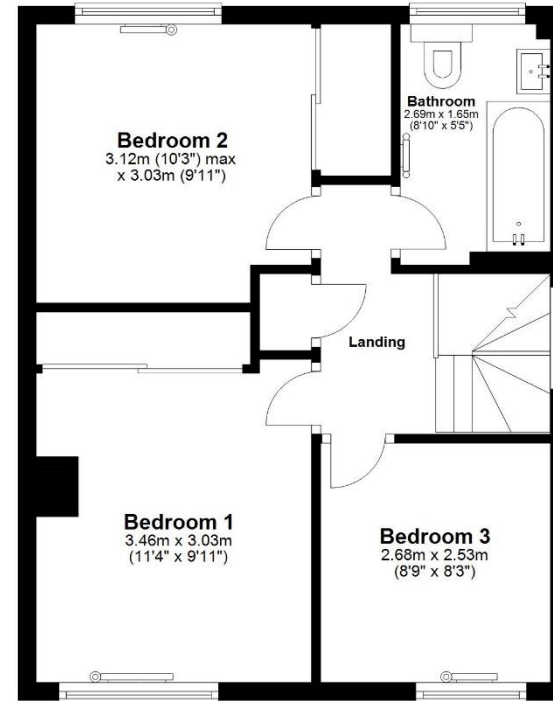
## Ground Floor

Main area: approx. 47.0 sq. metres (505.7 sq. feet)  
Plus garages: approx. 13.4 sq. metres (144.5 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Main area: Approx. 88.6 sq. metres (953.5 sq. feet)

Plus garages: approx. 13.4 sq. metres (144.5 sq. feet)