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38 Underhill Road, Charfield, Wotton-under-Edge, GL12 8TQ



A conveniently positioned, four-bedroom detached home situated in the ever-popular village of Charfield. The property is offered to the market with no onward chain and enjoys a westerly facing rear garden plus off-street parking and a detached garage.

Underhill Road is a mature residential street nestled into the sought after and well-situated village of Charfield in South Gloucestershire. The property current offers practically arranged and well-maintained accommodation set across two floors, reaching just 1287sq.ft, but does have great potential and scope to create open plan living should a new buyer desire.

The accommodation is entered via a useful porch before leading into the entrance hallway, which is a great size and filled with light from the large window over the stairs. There is a downstairs cloakroom with W.C found to one side of the hall as well as doors that lead to both reception rooms and the kitchen. The sitting room is a dual aspect room with a window at the front and sliding doors at the rear that open onto the garden. There is a centrally positioned, focal fireplace with a decorative surround that has an electric fire inset. Beside the sitting room is the dining room, which has glazed double doors that open into the conservatory. The kitchen is adjacent to the dining room and subject to the relevant permissions could be easily opened up to create a contemporary open-plan kitchen diner. The kitchen is fitted with a range of wall and base units and includes an integrated double oven, gas hob and an extractor hood. There is space for a fridge freezer along with plumbing for a washing machine and dishwasher. Sliding glazed doors to the far end lead into the conservatory which has a panoramic view across the garden.

Arriving at the top of the stairs is a landing that provides access to all four bedrooms, the family bathroom and an airing cupboard. Three of the bedrooms are of double proportions and the fourth a single. The master bedroom is accompanied by an en-suite shower room and bedroom two has a generous built-in wardrobe. The bathroom comprises a white suite with a shower over the bath, a wash basin and W.C.

Externally the property is situated in a corner position meaning the front lawned garden sweeps around the side of the property and there is a pathway leading to the front door. Around to the side is a driveway, detached single garage and pedestrian access to the garden.

The rear garden is a private space with a wall running along one side and fencing to the other. Its westerly orientation makes it a great space to enjoy the





afternoon and evenings during the summer months and is of low maintenance with a patio terrace across the rear of the house and the remainder is laid to lawn.

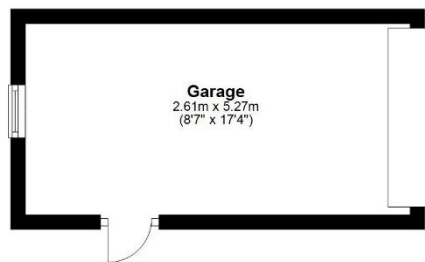
We are advised that the property is connected to all mains services; gas, electricity, water and drainage. Council tax band D (South Gloucestershire Council). The property is freehold.

EPC – D(62).

Charfield is a very conveniently located village situated within close proximity to the market town of Wotton-under-Edge, yet the M5 J14 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.

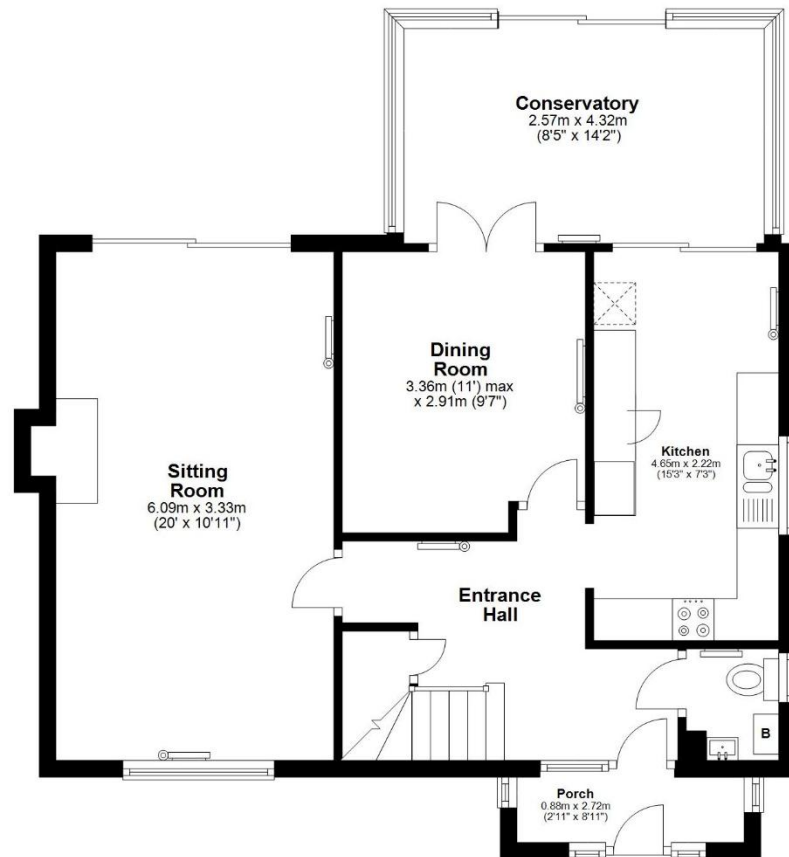
## Guide Price £430,000





### Ground Floor

Main area: approx. 66.9 sq. metres (720.3 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.4 sq. feet)



Main area: Approx. 119.6 sq. metres (1287.7 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.4 sq. feet)



### First Floor

Approx. 52.7 sq. metres (567.4 sq. feet)

