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5 The Sidings, Charfield, Wotton-under-Edge, GL12 8UF



A well-presented four-bedroom detached home with an integrated double garage situated in a peaceful cul-de-sac location. Offered to the market with no onward chain.

The Sidings is made up of eleven properties believed to have been built in phases in the 1970's and 1980's. 5 The Sidings was first sold in 1981 and has been home to the current vendors since 2011. Over this time the property has been a cherished home and is now ready for new owners to make their own.

On arrival the house is entered into an enclosed porch ahead of the welcoming hallway with understairs storage and a downstairs cloakroom. The sitting room sits to the front of the house, and a real focal point of the room is a fireplace with a marble effect surround and hearth with a gas fire inset. To either side of the fireplace are two shelved alcoves. A further door from the sitting room leads into the dining room with French doors opening out to the rear garden. A well-equipped kitchen located at the rear of the house is fitted with an excellent range of base and wall cabinets with laminate worktops. Integrated appliances comprise a double oven and electric hob. At the far end of the kitchen a further door leads into the garden room ahead of the conservatory which makes the ideal place to sit and enjoy views across the garden. The integrated double garage accessed from the garden room benefits from power and light, a sink, two automated garage doors and access to a partially floored loft.

Ascending to the first floor landing there a light tunnel in the stairwell which fills the landing area with natural light. To one side of the landing there is a spacious double bedroom with a double aspect and finished with beautiful parquet flooring. Due to the generous proportions of the room, there is the potential to turn this into the master bedroom and incorporate an en-suite, if desired. The current master bedroom sits to the other side of the first floor and is a light and airy room with access to the Jack and Jill shower room. The shower room comprises a white suite with a wash basin inset within a vanity unit, WC, a shower cubicle with electric shower and a heated towel radiator. To one corner of the room is a built-in storage cupboard with shelves. A further door from the shower room opens onto the landing. The landing has a door to the partially floored loft with access ladder. Across the landing is a double bedroom with built in wardrobes housing the central heating boiler and the room enjoys views across the rear garden. The fourth bedroom is a single room and is currently used as a dressing room. The family bathroom has a white suite with a bath and shower over, wash basin, WC and heated towel radiator. The room benefits from a built-in airing storage cupboard with hot water storage.





5 The Sidings is approached onto a sweeping gravel driveway ahead of the double garage. The remainder of the front garden has mature shrub borders. There is gated pedestrian access to both sides of the house. At the rear the garden is predominantly laid to lawn with a patio, and herbaceous borders all enclosed by a mixture of fencing and beech hedges. The rear garden benefits from a greenhouse and two sheds.

Charfield is a conveniently located village situated within close proximity to the market town of Wotton-under-Edge, and 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 and two public houses. In addition to the primary school situated in the heart of the village, the highly regarded Katharine 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 through the Gloucestershire countryside and towards the nearby Cotswold Hills.

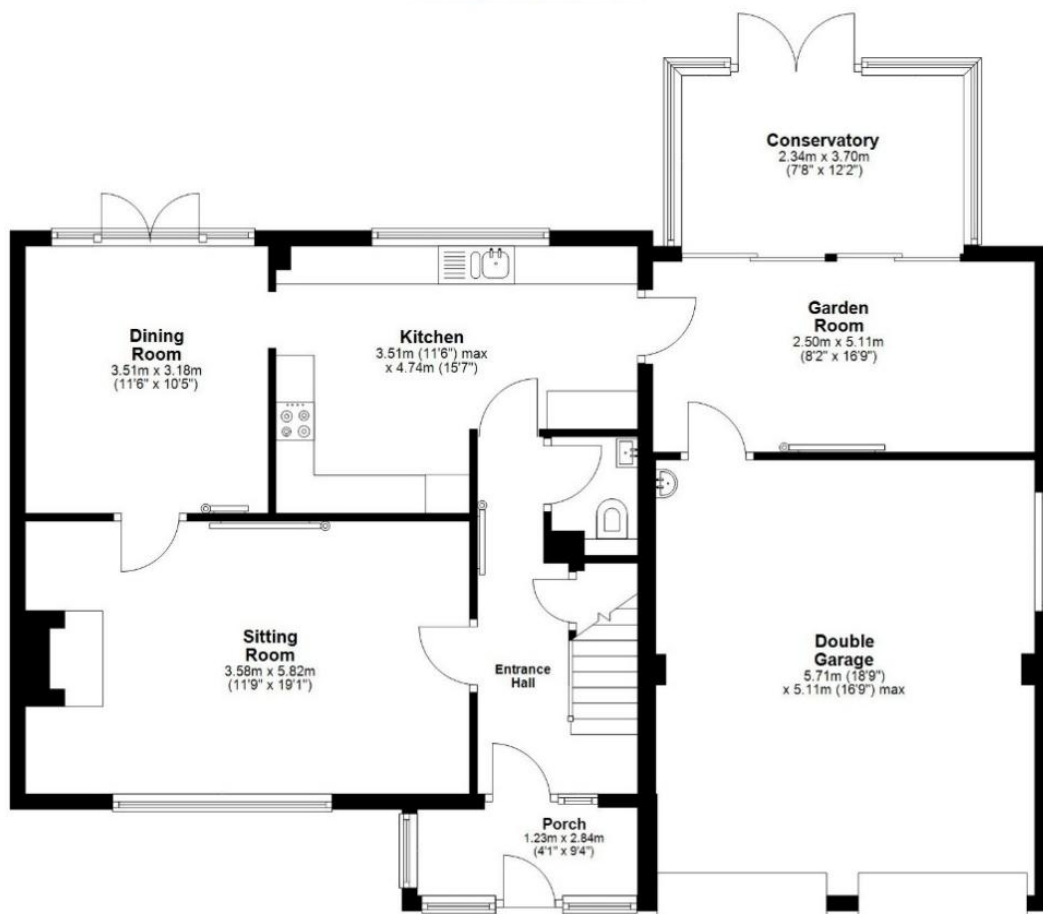
Guide Price £595,000





### Ground Floor

Main area: approx. 83.2 sq. metres (895.1 sq. feet)  
Plus garages, approx. 29.0 sq. metres (311.8 sq. feet)



### Services

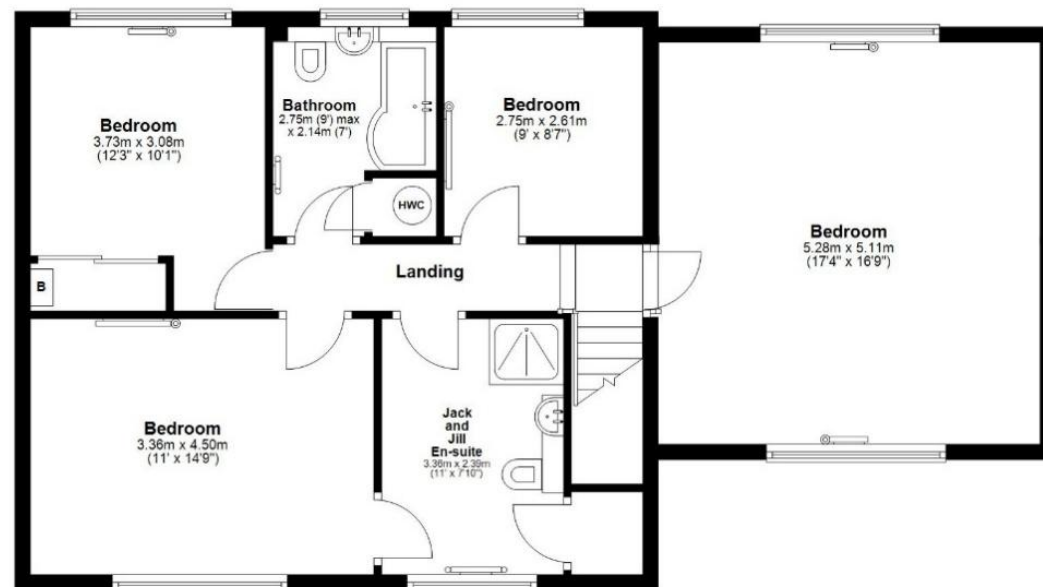
The property is connected to all mains services: gas, water, electricity and drainage. There is also a water softener. The property is freehold.

Council Tax Band E (South Gloucestershire Council).

EPC – C(71).

### First Floor

Approx. 85.1 sq. metres (916.1 sq. feet)



Main area: Approx. 168.3 sq. metres (1811.2 sq. feet)  
Plus garages, approx. 29.0 sq. metres (311.8 sq. feet)