



**Anstey Gardens**  
Falfield, GL12

**James Crumpton**  
The **Bristol** Property Expert

 **The Property  
Experts**











Built in 2021 and beautifully upgraded by its current owners, this exceptional four-bedroom detached home is presented in immaculate condition. Positioned on a generous corner plot, tucked within a cul-de-sac setting upon the sought-after Falfield Grange development, the property offers a fantastic layout for modern family life, with stylish finishes and quality improvements throughout and boasting over 1800 square foot of living space, ideal for growing families.

The property sits proudly back from the road, with a lawned front garden and a paved path leading to the entrance. Once inside, you're greeted by a spacious and inviting entrance hall, with a contemporary finish that sets the tone for the rest of the home, blending charm with a modern edge.

The heart of the home is the impressive open-plan kitchen/breakfast/family room, spanning across the rear of the house boasting many upgrades including five ring Bosch hob and cooker as well as Quooker hot water tap. Bathed in natural light through French doors and windows, this beautifully appointed space is ideal for both everyday living and entertaining. The stunning kitchen has been tastefully upgraded and features a breakfast bar, integrated appliances and a range of wall and base units. A separate utility room, with fitted units and lighting, adds further convenience and style.

Adjacent to the kitchen is a versatile reception room which would be ideal as a formal dining area or snug, filled with light and featuring wall panelling for a sophisticated touch. The living room offers a calm and cosy atmosphere, with French doors that provide access to the rear garden. A further reception room is currently used as an office, perfect for those working from home or seeking a quiet retreat. A handy cloakroom completes the ground floor.

The first floor offers four well-proportioned double bedrooms, each finished to a high standard. The principal bedroom and second bedroom both benefit from stylish en-suite shower rooms, while the modern family bathroom serves the remaining bedrooms. There is also a large storage cupboard on the landing.

The rear garden is a generous and well-designed space, perfect for family time and outdoor entertaining. There's a spacious lawn, a large patio ideal for summer BBQs. The garden is fully enclosed with gated rear access leading to the double garage and driveway parking for multiple vehicles.

Falfield Grange offers the best of both worlds, nestled in picturesque countryside while remaining close to excellent local amenities and major transport links. Within the village, you'll find a local pub, post office, village store and church, while nearby Thornbury and Wotton-under-Edge offer supermarkets, independent shops, and cafes.

Cribbs Causeway is around 15 minutes away by car, with both Bristol and Gloucester reachable in under 30 minutes, making this a superb location for commuters. The M5 is just moments away, while Cam & Dursley train station, a 15-minute drive, provides direct connections to Bristol, Gloucester, Cheltenham, and beyond—including London via Bristol Parkway.

Families are also well served with several highly regarded schools nearby, including Totworth VC Primary School and St Andrew's C of E in Cromhall, both Ofsted-rated Good.













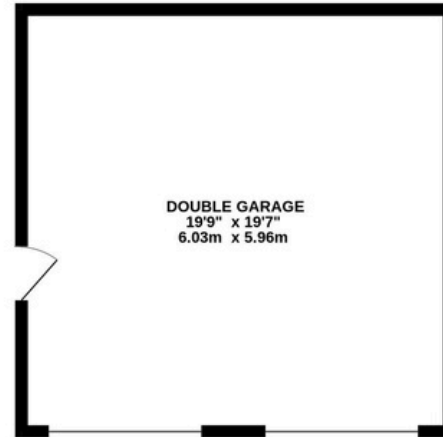
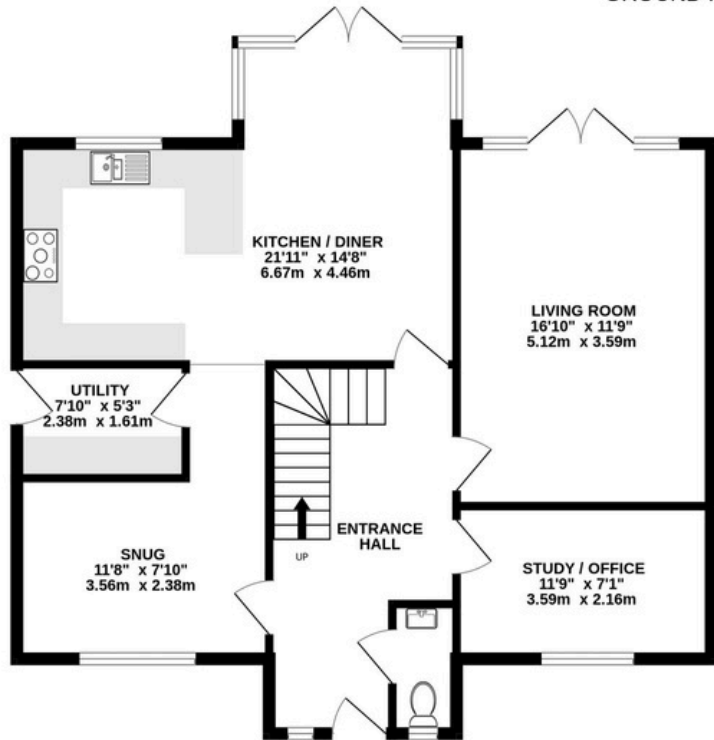








GROUND FLOOR



1ST FLOOR

