



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	93	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

2 Falcon Road, Wotton-under-Edge,  
GL12 8EQ

Price Guide  
**£530,000**



IMMACULATELY PRESENTED AND TO A HIGH SPECIFICATION, FOUR BEDROOM DETACHED FAMILY HOME, HAVING THREE RECEPTION ROOMS, MODERN BATHROOM AND EN-SUITE, CLOAKROOM, OPEN PLAN KITCHEN/DINER WITH BUILT-IN APPLIANCES, UTILITY ROOM, SPACIOUS ENTRANCE HALLWAY, AMPLE STORAGE, GOOD SIZE ENCLOSED REAR GARDEN, GARAGE WITH POWER, AND OFF-STREET PARKING, THE PROPERTY IS LOCATED IN AN ENVIABLE POSITION OFF FALCON ROAD.

THIS HOUSE IS A MUST SEE!  
ENERGY RATING: B

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



## 2 Falcon Road, Wotton-under-Edge, GL12 8EQ

### SITUATION

Situated in the heart of Charfield village, the property is tucked away off the main road but is within a short drive of the market town of Wotton-under-Edge; having an abundance of local shops, pubs and cafes, swimming pool and cinema. The M5 motorway Junction 14 is approximately three miles away and offers accessibility to the cities of Bristol, Cheltenham and Gloucester. Cam & Dursley 'Park and Ride' railway station is an easy commute and leads onto mainline railway stations such as Bristol Parkway, Stroud or Kemble. Charfield itself has a primary school, a new co-operative store, local shops, a post office, garage and two public houses. Secondary school education is close by with Katharine Lady Berkeley's in Wotton-under-Edge, and The Castle School in Thornbury.

### DIRECTIONS

Proceed out of the town of Wotton-under-Edge in a south westerly direction on the B4058 towards Charfield, continue through the village passing the village hall on your left hand side and continue, take the next turning right into Falcon Road, pedestrian access can be found directly in front of you, leading to number 2, or alternatively bear round to the left and a private courtyard can be accessed directly on the right hand side with parking for number 2.

### DESCRIPTION

This beautifully presented contemporary home was built in 2019 and is offered with the remainder of the NHBC warranty. The property is tucked away in an enviable position off Falcon Road making it quite unique in its approach, having pedestrian access to the front and vehicular access to the side. The property comprises: welcoming and spacious entrance hallway, lounge, kitchen/diner leading to the sunroom, separate study, utility and cloakroom. On the first floor, is a large versatile landing area, modern family bathroom, large master bedroom with en-suite, two further double bedrooms and a fourth single bedroom, all with built-in Hammonds wardrobes. Externally, there are views to the front of foliage and trees and a good size rear garden with access to single garage and driveway.

### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### CANOPY PORCH

Having steps to front door.

### ENTRANCE HALLWAY

Spacious and welcoming entrance with composite door and side screens to front, stairs to first floor with storage cupboard under, radiator, and beautifully tiled high gloss flooring leading through to:

### CLOAKROOM

Built-in WC and wash hand basin alongside radiator and useful storage cupboard.

### LOUNGE 4.44m x 3.10m (max.) (14'6" x 10'2" (max.))

For those cosy nights in and offering a relaxing space, having radiator, carpeted flooring, and double glazed patio doors with glazed side screens providing views and access onto the rear garden.

### STUDY 2.00m x 2.01m (6'6" x 6'7")

Versatile space with double glazed window to the front with views, and radiator.

### OPEN PLAN KITCHEN/DINING ROOM 6.53m x 3.27m (21'5" x 10'8" )

Having a luxurious feel throughout this enviable entertaining space has high gloss tiled flooring, good size entertaining/dining area for socialising and double glazed window to the front, and radiator, leading through to the open plan fully fitted and contemporary kitchen with wall and base units, pull out drawers, stainless steel sink and drainer and ample worktop space, built in 4 ring gas burner hob with extractor over, built-in fridge/freezer, dishwasher and double oven.

### SUNROOM 3.23m x 2.76m (10'7" x 9'0")

This versatile room has a bright and airy feel, being linked to the kitchen also makes this the perfect extra living space or an additional entertaining area, also having radiator, high gloss tiled flooring and double glazed patio doors leading out onto the rear garden.

### UTILITY ROOM 2.89m x 1.30m (9'5" x 4'3")

Housing the Ideal gas combination boiler, wall and base units with worktop over, radiator, plumbing for the washing machine, and door leading out to the rear garden.

### ON THE FIRST FLOOR

#### LANDING

This spacious landing has ample space for quiet reflection, with airing cupboard, loft access hatch and double glazed window to rear.

### MASTER BEDROOM 4.44m x 3.63m (14'6" x 11'10")

Spacious retreat with built-in quality Hammonds wardrobes, radiator and double glazed window to front overlooking green space and woodland.

### EN-SUITE

Modern and contemporary suite with shower cubicle with mains shower, WC and wash hand basin, ladder radiator, extractor fan and double glazed window to front.

### BEDROOM TWO 3.69m x 3.23m (12'1" x 10'7" )

With built-in quality Hammonds wardrobes, radiator, and double glazed window to rear.

### BEDROOM THREE 3.62m x 3.17m (11'10" x 10'4")

Spacious, with ample storage, offering built-in over stairs cupboard and additional built-in Hammonds wardrobe, radiator, and double glazed window to front.

### BEDROOM FOUR 2.82m max x 2.60m (max.) (9'3" max x 8'6" (max.))

Having built-in Hammonds wardrobe, radiator, and double glazed window to rear.

### FAMILY BATHROOM

Modern and contemporary with white suite comprising: bath with shower over with double shower head, pedestal wash basin and WC, double glazed window to side, and ladder radiator.

### EXTERNALLY

To the front of the property a small pathway with steps leads to the front door with shrubbery to the left and the right, a shared access gate to the side provides front to rear access by foot and leads to the attached garage and driveway which is accessed directly off Falcon Road via a private road leading into an exclusively courtyard area. A wooden gate provides access into the enclosed rear garden which has been laid to patio with several entertaining spaces and ornamental gravelled areas with shrubs and trees, making this a low maintenance and level area to be enjoyed by family and friends.

### GARAGE

The garage is offered with power and lighting, up and over front door and personal side door for ease, with off-street parking to the front.

### AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: F (£3,112.81 payable).

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

### VIEWING

By appointment with the owner's sole agents as over.

