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46 Longs View, Charfield,
GL12 8HZ

Price Guide
£490,000



WELCOME TO LONGS VIEW, CHARFIELD, WOTTON-UNDER-EDGE. THIS STUNNING DETACHED HOUSE BOASTS TWO SPACIOUS RECEPTION ROOMS, KITCHEN WITH UTILITY AND DOWNSTAIRS CLOAKROOM, FOUR BEDROOMS, EN SUITE AND SEPARATE FAMILY BATHROOM, THERE'S AMPLE STORAGE AND PLENTY OF ROOM FOR THE WHOLE FAMILY TO SPREAD OUT AND ENJOY, ALONG WITH OFF STREET PARKING, GARAGE AND WITH GOOD SIZED REAR GARDEN. ENERGY RATING D AND COUNCIL TAX BAND E

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46 Longs View, Charfield, GL12 8HZ

SITUATION

Situated in a sought-after residential area, this executive four-bedroom detached house offers an ideal setting for family living. Boasting a spacious and well designed layout, this property provides ample living space fit for modern family. The property is within a short drive of the market town of Wotton-under-Edge. The M5 motorway Junction 14 is approximately three miles away and offers commutability to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway, Stroud or Kemble and are all within a convenient drive, as well as Cam & Dursley railway station also being 6.3 miles away. Charfield has a primary school, local shops, post office, garage and three micro pubs. Secondary education (KLB & Castle School) and additional local facilities including a High Street with many independent shops can be found at Wotton under Edge.

DIRECTIONS

Proceed out of the town of Wotton-under-Edge in a south westerly direction on the B4058 towards Charfield. Turn right into New Street and then next left turning into Farm Lees. Take the first turning left into Longs View and continue through chicane taking the second small turning on the right into a private road. No 46 can be found on the right hand side.

DESCRIPTION

This spacious family home has been lovingly upgraded by the current owner and is tucked away in an enviable position off Longs view making it quite unique in its approach having vehicular access via a private road. The property comprises: welcoming and spacious entrance hallway, lounge, kitchen/breakfast room, spacious open plan dining/family room leading through to conservatory, utility and cloakroom. On the first floor, is a spacious landing area, modern family bathroom, good size master bedroom with en suite, second double bedroom and two single bedrooms. Externally a driveway leads to the cul-de-sac, private driveway and garage, a spacious flat rear gardens offers privacy with a side access gate.

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

ENTRANCE HALLWAY

Spacious and welcoming space having stairs to first floor, understairs cupboard and radiator.

LOUNGE 4.23m x 4.10m into bay (13'10" x 13'5" into bay)

Bright and airy room with good size bay window to front, radiator and marble effect feature fireplace with coal effect gas fire and wooden surround.

KITCHEN/BREAKFAST ROOM 3.63m x 2.90m (11'10" x 9'6")

Having an array of wall and base shaker style units with granite worktop over, inset one and half bowl sink, and separate granite breakfast bar, built in microwave, plumbing for dishwasher, Flavel 8 burner gas stove with double oven, grill and pan drawer with extractor over. double glazed window with views over the rear garden and opening to:

UTILITY ROOM 2.10m x 1.46m (6'10" x 4'9")

Housing boiler and with space for fridge freezer and external side door providing access to rear garden.

OPEN PLAN DINING & SUN ROOM 8.36m max x 2.95m max (27'5" max x 9'8" max)

DINING AREA: 2.93m X 2.75m

Versatile space for either cosy TV nights or dining space leading onto

SUN ROOM AREA: 3.15m x 2.94m

With space for entertaining or lounging, wall radiator and double glazed windows and patio doors leading out onto the rear garden.

CLOAKROOM

Well presented with white suite: WC and wash basin having ladder radiator and double glazed window to front.

ON THE FIRST FLOOR

LANDING

Sweeping stairway leads to landing area with airing cupboard and loft access.

BEDROOM ONE 3.65m x 3.62m (11'11" x 11'10")

Spacious and well presented with a bank of built-in double wardrobes providing ample storage, radiator and double glazed window to front.

EN SUITE

Modern suite having shower cubicle with mains shower, WC and vanity wash basin with storage under, ladder radiator, partially tiled walls and double glazed window to side.

BEDROOM TWO 2.95m x 2.97m (9'8" x 9'8")

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

BEDROOM THREE 2.85m x 2.60m widening to 3.51m into door recess (9'4" x 8'6" widening to 11'6" into door recess)

Having eaves storage area, double glazed window to side and radiator.

BEDROOM FOUR 3.53m max x 2.06m max (11'6" max x 6'9" max)

Double glazed window to front and radiator.

FAMILY BATHROOM

Having a white suite comprising: 'P'shaped bath with shower screen and electric shower over, WC and wash basin, fully tiled and having double glazed window to rear.

EXTERNALLY

To the front of the property a private driveway lead to off street parking, front door and single garage with up-and-over door, a neat lawned area leads to a side gate with a pathway leading into the spacious and enclosed rear garden, having patio area for alfresco dining, large lawn area and well kept borders with an array of shrubs and trees a further pathway leads onto the rear garage door and additional side gate. The property is edged by fencing.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected Council Tax Band: E (£2,765.67 payable).

Broadband: Fibre connected.

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

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.

