



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.

Malden House, 39 Longs View, Charfield,
GL12 8HZ

Asking Price
£645,000



IMPRESSIVE 4/5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE & SOLAR GENERATION SYSTEM WITH BATTERY STORAGE. SET ON A GENEROUS WRAP-AROUND PLOT, THIS BEAUTIFULLY PRESENTED PROPERTY OFFERS SPACIOUS, VERSATILE LIVING THROUGHOUT. FEATURES INCLUDE AN ENTRANCE HALL, LOUNGE, STUNNING KITCHEN/DINER, GARDEN ROOM, STUDY, UTILITY, AND WC. UPSTAIRS BOASTS A MASTER WITH EN SUITE, THREE FURTHER BEDROOMS, AND A STYLISH FAMILY BATHROOM. OUTSIDE, ENJOY A LARGE LANDSCAPED GARDEN WITH PATIO, A DOUBLE GARAGE, OFF-ROAD PARKING FOR TWO CARS WITH ELECTRIC CAR CHARGER. EPC: B

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



Malden House, 39 Longs View, Charfield, GL12 8HZ

SITUATION

Situated in a sought-after residential area, this executive four/five 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 with Charfield railway station is set to open in 2027 providing excellent access to the rail network. Charfield has a primary school, local shops, post office, garage and two 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 the first chicane taking the first left and the property will be found on the right hand side opposite the open green space.

DESCRIPTION

Originally built by 'Bryant Homes' as the development's flagship show home, Malden House occupies a generous, south-facing wrap-around plot in a highly desirable position. Since then, it has had just two owners, with the current occupiers carrying out an extensive, high-quality renovation. Upgrades include new windows and doors, a modern boiler and heating system and a bespoke Wren kitchen/diner with integrated appliances. The bathrooms and WC have been stylishly updated and the professionally landscaped gardens offer a blend of elegance and practicality. Recent additions include a solar generation system and a thermally efficient roof on the garden room, enhancing both sustainability and year-round comfort. The property also benefits from replaced UPVC fascias and soffits, tasteful interior finishes, a substantial double garage, off-road parking for two vehicles and beautifully maintained outdoor space ideal for entertaining or relaxing in privacy.

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).

ENTRANCE HALL

Having part glazed front door with double glazed side lights, stairs to first floor with cupboard under, radiator, Hive thermostat controls.

LIVING ROOM 5.54m x 3.62m (18'2" x 11'10")

Having double glazed bay window, living flame gas fireplace with attractive surround, two radiators.

KITCHEN/DINER 6.16m x 3.19m (20'2" x 10'5")

Having a range of wall and base units with granite work top over and breakfast bar return, tiled splash back, integrated appliances including; Neff oven and grill, induction hob with extractor hood over, fridge freezer, Neff dishwasher, one and a half bowl sink with mixer tap, two radiators, two double glazed windows, double glazed bay window, inset ceiling spotlights.

GARDEN ROOM 3.88m x 3.68m (12'8" x 12'0")

Fully double glazed windows, thermal roof, two Wi-Fi controlled electric panel heaters, inset ceiling spotlights, double glazed French doors leading to rear garden.

STUDY 2.87m x 2.17m (9'4" x 7'1")

Having double glazed window and radiator.

UTILITY 1.86m x 1.81m (6'1" x 5'11")

Having space and plumbing for washing machine and tumble dryer, radiator, Baxi boiler, sink with mixer tap, part glazed door to side.

CLOAKROOM

Having low level WC, wall mounted wash hand basin, double glazed window.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

Having access to the loft, double glazed window, airing cupboard housing hot water cylinder, radiator.

MASTER BEDROOM 4.14m x 3.28m (13'6" x 10'9")

Having double glazed window, radiator and built in wardrobe.

EN-SUITE

Having low level WC with integrated vanity unit including wash hand basin, bath, part tiled wall, double glazed window, shaver point, heated towel rail.

BEDROOM TWO 3.28m x 3.03m (10'9" x 9'11")

Having double glazed window, radiator and built in wardrobes.

BEDROOM THREE 3.12m x 2.57m (10'2" x 8'5")

Having double glazed window, radiator and built in wardrobe.

BEDROOM FOUR 2.73m x 2.01m (8'11" x 6'7")

Having double glazed window and radiator.

FAMILY BATHROOM

Having low level WC with integrated vanity unit including wash hand basin, shower cubicle, bath, part tiled wall, heated towel rail, shaver point, inset ceiling spotlights, double glazed window.

GARAGE 5.29m x 5.01m (17'4" x 16'5")

Double garage with electric roller door, power, lighting, solar panel inverter and 9.5 K.W battery, personnel door to rear.

EXTERNALLY

At the rear of the property there is a beautifully landscaped garden offering a sense of refined outdoor living, featuring a spacious patio ideal for entertaining, two ponds, outside tap and a large, manicured lawn. There is a variety of mature shrubs and bushes and all enclosed by a smart fenced boundary. There are 14 solar photovoltaic panels on the rear roof elevation. To the side, a discreet storage area with slate chippings. To the front of the property there is a neatly maintained lawn bordered by mature plants and shrubs creating an attractive frontage, complemented by a brick-paved pathway leading to the property's main entrance. To the side, a brick paved double driveway provides off-road parking for two vehicles, with EV charging point and gated access to the rear garden.

AGENT NOTES

Tenure: Freehold
Services: All mains services are connected.
Council Tax Band: F
Broadband: Fibre to the Cabinet
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.

