



THE VICARAGE

Sundays Hill Lane, Falfield, GL12 8DQ

DJ&P NEWLAND RENNIE

THE VICARAGE

Sundays Hill Lane, Falfield

- Village location
- Convenient transport links
- Detached spacious home
- Generous plot
- Three reception rooms
- Four bedrooms
- 4-piece family bathroom
- Downstairs shower room
- Home office
- Driveway parking for many vehicles and garage

ASKING PRICE
£650,000

Well House, The Chipping
Wotton-Under-Edge, Gloucestershire GL12 7AD
wotton@djandp.co.uk
Tel 01453 843720
www.djandp.com

DESCRIPTION

The Vicarage, a spacious detached property situated in a generous garden in the village of Falfield. Accessed from the church driveway and sat centrally in its plot with ample driveway to the front and lawned garden to the rear. Located in an enviable position, The Vicarage enjoys a picturesque village location yet has the most convenient transport links on the doorstep.

SITUATION

Falfield is a desirable village, located near the northern border of South Gloucestershire, on the southern edge of the Berkeley Vale, to the east of the River Severn and just falling into the boundary of the Cotswolds.

The nearest town is Thornbury (approximately 7 miles) a pretty market town with bustling high street. The nearest major cities are Bristol (16 miles approximately) and Gloucester (18 miles approximately)

Bristol Airport is approximately 27.4 miles away, Bristol Parkway train station approximately 12.4 miles and Bristol Temple Meads approximately a 30-minute drive away

Falfield is clustered mainly along the A38 road. It is also the first stop from Junction 14 of the M5 motorway. Falfield has a garden centre, St George's Church, The Huntsman Inn, a village hall and a village shop.

This area is well served by schools with primary schools at Stone, Tortworth & Thornbury and secondary schools to include The Castle School and Katharine Lady Berkeley.

ACCOMMODATION

Enter into central entrance hallway, a home office with church views, sitting room with stone fireplace, stove and patio doors to the garden. L-shaped kitchen/dining/family room which is the hub of the home. There is a downstairs shower room and utility in addition to a garage. Upstairs there are four good sized bedrooms and a well-equipped four-piece bathroom.

OUTSIDE

The whole plot is gated and enclosed. Extending to 0.35 acres approx. in total with driveway to the front offering parking for many vehicles and lawn to the rear with patio to the rear of the sitting room.

TENURE

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

COUNCIL TAX BAND

G South Gloucestershire Council.

EPC RATING: D

VIEWING

Strictly by appointment with the Agents: DJ&P. Tel: 01453 843720

DIRECTIONS

Leave M5 at Junction 14 and proceed westwards on the B4509, shortly after you will reach a T Junction with the A38, turn left, shortly after by the church in Falfield turn right, signposted Sunday's hill Lane. Turn right into the driveway for the church, the property can be found directly in front of you.

FIXTURES & FITTINGS

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Falfield, Wotton-under-Edge, GL12

Approximate Area = 2054 sq ft / 190.8 sq m (includes garage)

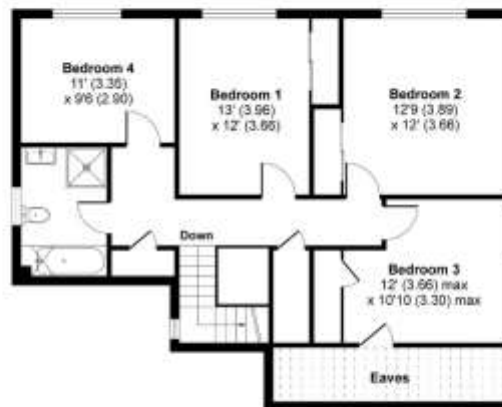
Limited Use Area(s) = 74 sq ft / 6.9 sq m

Total = 2128 sq ft / 197.7 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



First plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential), 6th edition 2021. Prepared for DJ&P Limited REF: 751375

Chepstow
Cwmbran

01291 626775
01633 868341

Monmouth
Lettings

01600 712916
01291 626775

North Bristol & Glos
Bristol & Somerset

01453 843720
01934 864300