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Selman Drive

Falfield, Wotton-Under-Edge, GL12 8FJ

Asking Price £790,000

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Council Tax: G

41 Selman Drive

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The welcoming entrance hall leads to a generous lounge, perfect for relaxing with the family, while the heart of the home is the stunning open-plan kitchen/dining/family room. Fitted with a range of high-quality units, integrated appliances and ample worktop space, this bright and sociable room is ideal for both everyday living and entertaining, with French doors opening onto the rear garden. A separate utility room provides additional storage and access to the outside, while a downstairs cloakroom completes the ground floor.

Upstairs, the property boasts five well-proportioned bedrooms, offering flexibility for growing families or those working from home. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the guest bedroom also enjoys its own en-suite. The remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Outside, the enclosed rear garden has been thoughtfully landscaped to provide an excellent space for entertaining and family enjoyment, with a generous patio and lawn. To the front, a driveway provides off-road parking for multiple vehicles and leads to the double garage, offering further parking, storage or workshop potential.

Falfield is a well-connected South Gloucestershire village offering a friendly community atmosphere with local amenities including a village shop, primary school, public house and nearby countryside walks. Excellent transport links via the M5

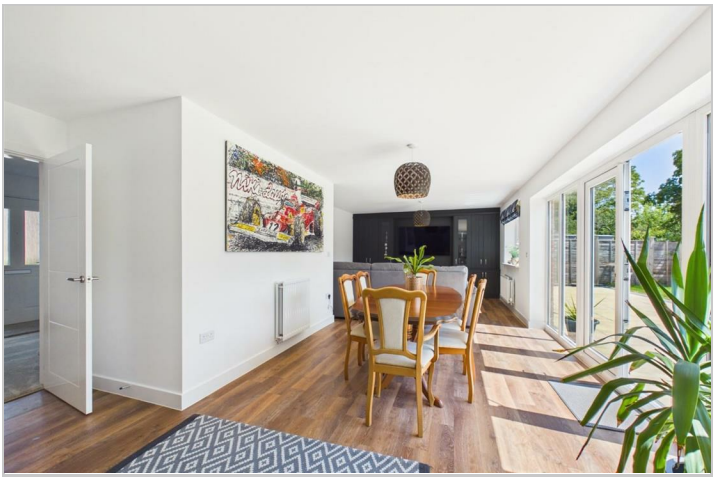
Tel: 01454 411522

(Junction 14) provide easy access to Bristol, Gloucester and Cheltenham, making it an ideal location for commuters. The nearby market towns of Thornbury and Wotton-under-Edge offer an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities.

This exceptional home offers the perfect balance of village living, modern convenience and generous family accommodation. Early viewing is highly recommended.

‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’

Teure: Freehold
Council Tax: G



Road Map

Hybrid Map

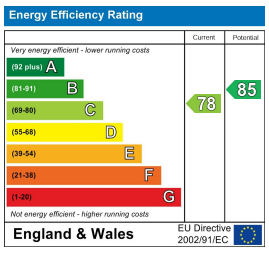
Terrain Map

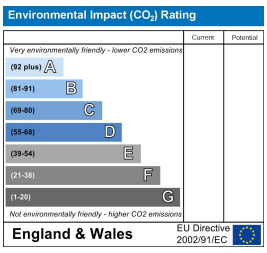
Floor Plan

Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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