

HUNTERS[®]

HERE TO GET *you* THERE



Woodlands Road

Charfield, Wotton-Under-Edge, GL12 8LT

£330,000



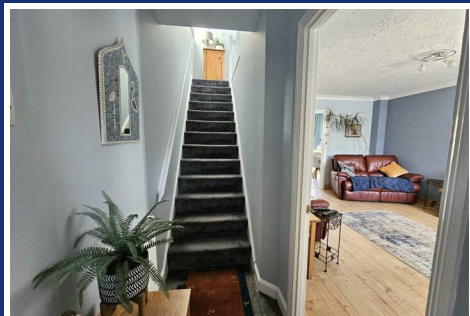
Council Tax: C



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Found in a cul-de-sac location on Woodlands Road in Charfield, Nr Wotton-Under-Edge, this beautifully presented end of terrace house is a delightful find. The current owner has made thoughtful upgrades, enhancing the appeal of this lovely home.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient downstairs cloakroom. The spacious lounge, located at the front of the property, offers a comfortable space to relax, with a window that provides a pleasant view of the street. The heart of the home is undoubtedly the modern fitted kitchen/breakfast room, which boasts French doors that open onto the well-tended rear garden, creating a seamless connection between indoor and outdoor living.

As you ascend to the first floor, you will find a landing area that leads to three well-proportioned bedrooms. The main bedroom features the added luxury of an en-suite shower room, complete with a shower and sink, ensuring privacy and convenience. The family bathroom has also been tastefully upgraded, now featuring a stylish walk-in shower.

Outside, the property offers paved parking for multiple vehicles, along with side access to the rear garden. This outdoor space is a true gem, beautifully presented and enclosed with fencing, providing a sense of privacy. The garden features a patio area, various seating spots, and an array of plants and shrubs, making it an ideal space for entertaining or simply enjoying the fresh air. The property also benefits from Solar Panels which are owned by the vendor.

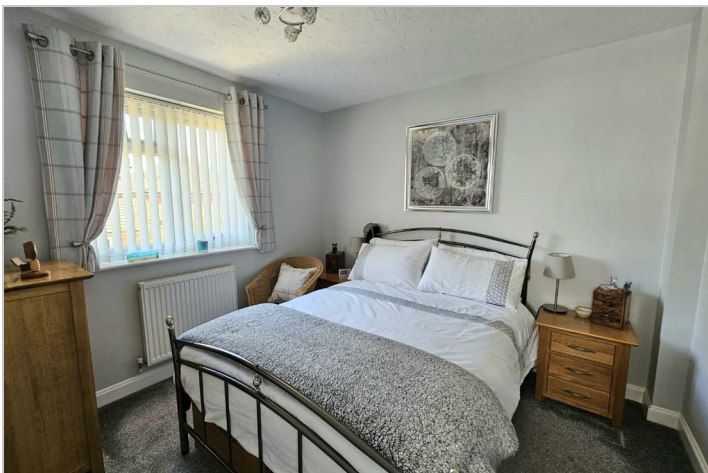
This end terrace home is perfect for families or anyone seeking a desirable location. With its modern amenities and outdoor space, it is sure to impress.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Charfield railway station is expected to open in Spring 2027 with mainline stations found at Cam & Dursley, Yate and Stroud, all a convenient drive. Charfield has an excellent primary school, local shop and post office, garage and two public houses, one within close proximity from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

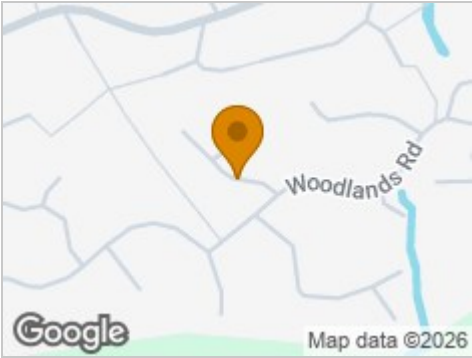
Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Cul-de Sac Location in Charfield
- Beautifully Presented and Upgraded End of Terrace Home
 - Entrance Hallway with Downstairs Cloakroom
- Lounge and Contemporary Fitted Kitchen/Breakfast Room
 - Three Bedrooms, Main with En-Suite Shower Area
- Upgraded Contemporary Bathroom with Walk-in Shower Cubicle
 - Driveway Parking for Multiple Vehicles
 - Beautifully Established Rear Garden with Shed
 - Further Benefits From Solar Panels which are Owned



Road Map



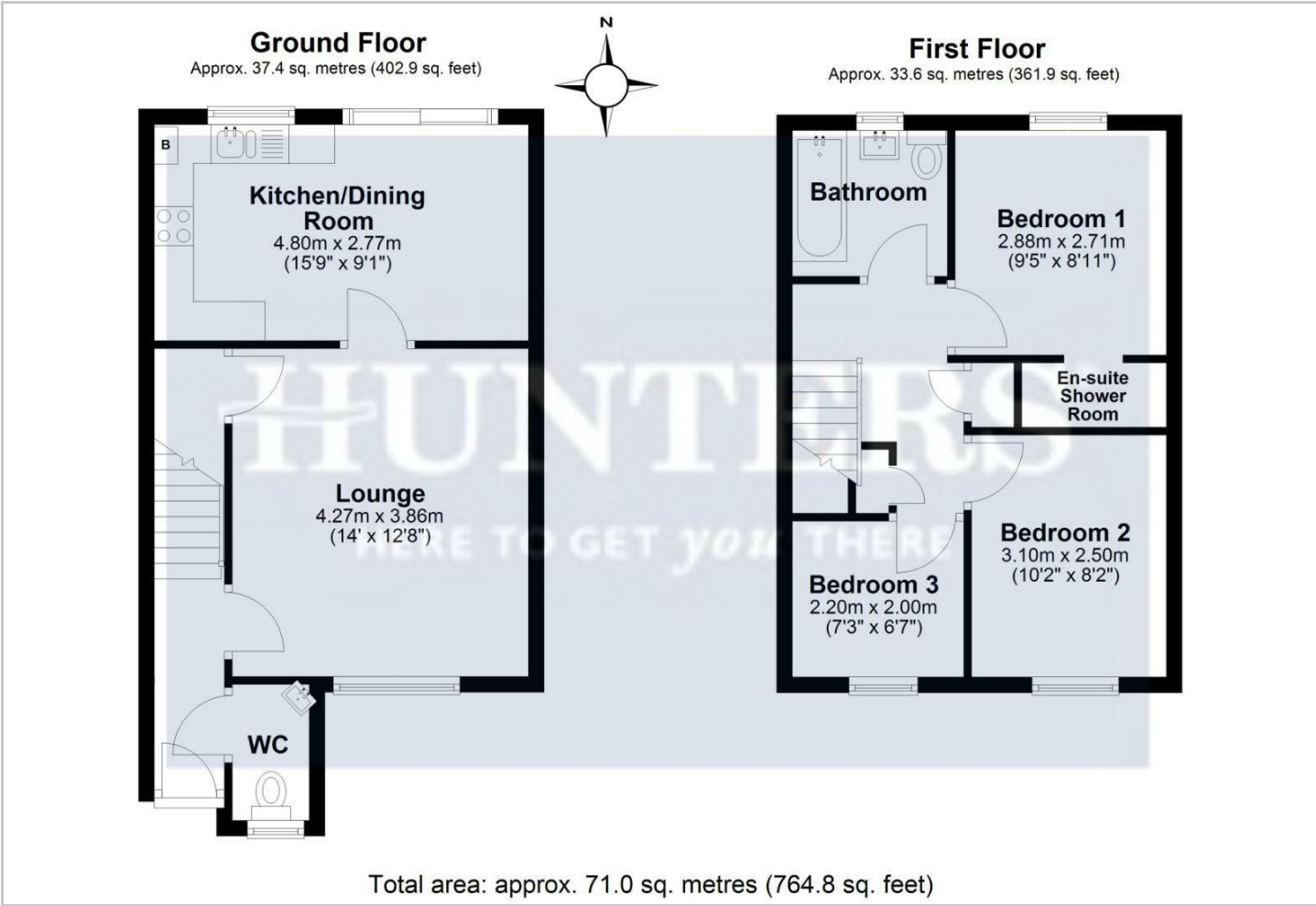
Hybrid Map



Terrain Map



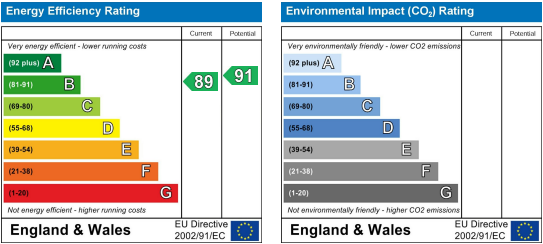
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 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.