

hunter
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35 Woodlands Road, Charfield, Wotton-under-Edge, GL12 8LT

A well-presented three-bedroom detached home with a charming and private rear garden, garage and off-street parking, positioned within a peaceful cul-de-sac in the sought-after village of Charfield.

Believed to have been built in the late 1980s, this detached home is situated on Woodlands Road, a mature residential cul-de-sac within walking distance of Charfield’s amenities, including the primary school, Co-op and the upcoming train station, which is anticipated to open in 2027. The property has been lovingly maintained by the current owners since 2007 and offers practically arranged, sociable living accommodation well suited to modern-day lifestyles. In addition, there is a charming, landscaped rear garden, with mature trees providing a pleasant backdrop. The property offers great scope and potential to enlarge, and there was previous granted planning permission in 2006 to add a two-storey extension with additional bedrooms.

A canopy-covered porch leads to the front door, which opens into an entrance hallway with a handy cloakroom and stairs rising to the first floor, with a useful cupboard beneath. The ground-floor living accommodation offers a semi-open-plan layout, allowing for sociable living whilst retaining connecting doors that can be closed to create cosier, more intimate spaces.

The living room sits to the front of the property and incorporates a bespoke media wall with space for an inset television, as well as convenient shelving fitted within the alcoves. There is also a feature fireplace with space for a freestanding fire. The kitchen/dining room spans the width of the house and comprises a range of fitted base and wall cabinets, with integrated appliances including an under-counter fridge, eye-level electric double oven and gas hob. The dining area comfortably accommodates a family dining table and chairs.

Beyond the dining area, glazed patio doors open into a conservatory, providing the home with additional flexible living space and an outlook across the garden. French doors open directly onto the patio terrace.

Ascending to the first floor, the landing leads to two well-proportioned bedrooms, a smaller third bedroom, the family bathroom and an airing cupboard housing the hot water cylinder. The principal bedroom is generous in size and offers ample space for wardrobes and additional furniture alongside a double bed. The family bathroom comprises a WC, wash hand basin set within a vanity unit, bath with both an electric shower and handheld shower attachment, plus a heated towel rail.



Externally, the property enjoys a private and enclosed rear garden comprising a mixture of patio, lawn and mature planted borders, with a raised pond positioned towards the rear. A corner-style summer house sits in the bottom left-hand corner, providing a pleasant outdoor space in which to sit and relax, while also offering useful storage. Beside the house, a side access gate links the garden to the driveway, while a personnel door provides access into the garage.

To the front, the driveway provides off-street parking for multiple vehicles ahead of the garage.

The property is connected to all mains services: gas, electricity, water and drainage. Council Tax Band D (South Gloucestershire Council). The property is freehold.

EPC – TBC.

Guide Price £425,000

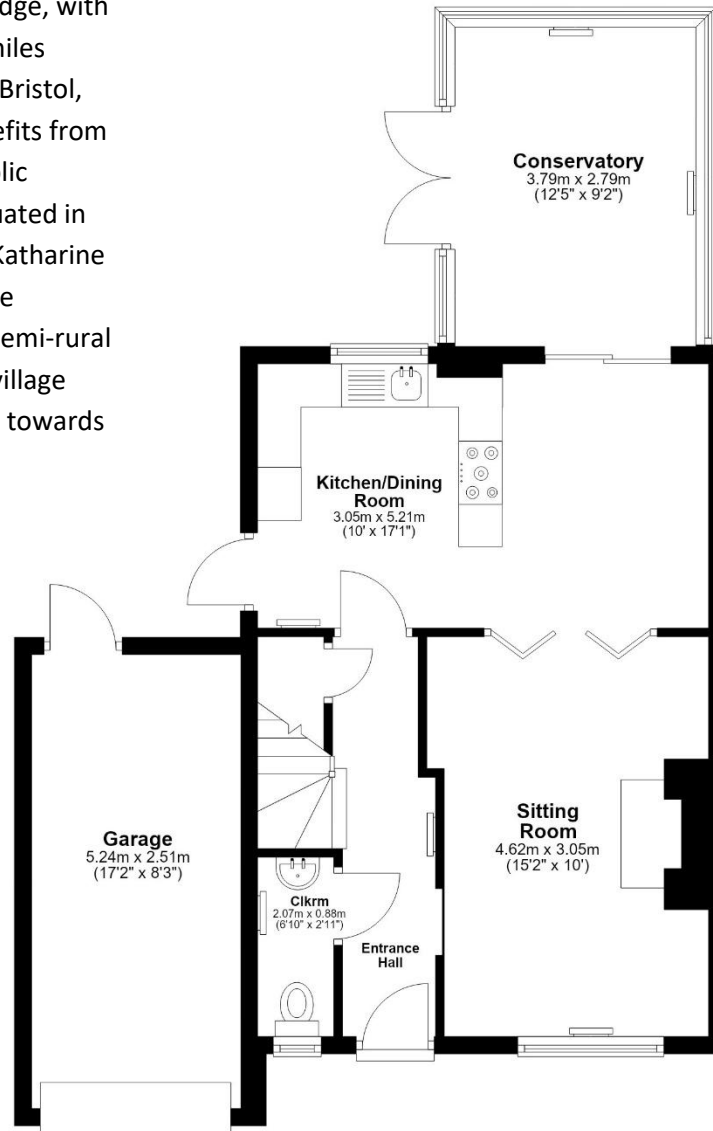


Situation

Charfield is a conveniently located village situated close to the market town of Wotton-under-Edge, with Junction 14 of the M5 approximately three miles away, providing excellent commuter links to Bristol, Gloucester and Cheltenham. The village benefits from a convenience store, post office and two public houses. In addition to the primary school situated in the heart of the village, the highly regarded Katharine Lady Berkeley's School (KLB) is close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural setting, there are numerous walks from the village through the Gloucestershire countryside and towards the nearby Cotswold Hills.

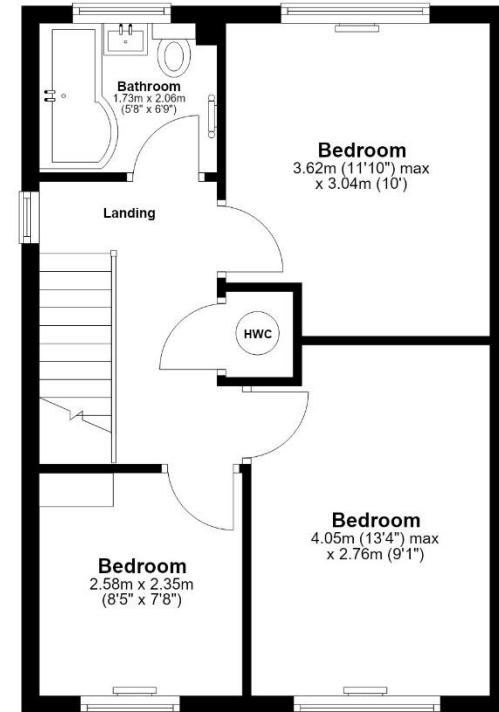
Ground Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)

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