

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

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

Built in 1999, 81 Woodlands Road has been carefully maintained by the current owners since 2020 and offers bright, practical and well-balanced accommodation ideally suited to first-time buyers, downsizers, young professionals or investors.

The property is approached via a pathway leading to the front entrance door, opening into a welcoming sitting room with attractive wood-effect flooring. This reception space provides excellent versatility for both everyday living and entertaining, while also benefitting from useful downstairs storage and additional open storage beneath the staircase.

To the rear of the property is a spacious kitchen/dining room forming the heart of the home. The kitchen is fitted with a range of wall and base units complemented by laminate worktops, while a window overlooks the rear garden allowing for plenty of natural light throughout the day. Integrated appliances comprise an oven and extractor hood. There is additional space and plumbing for a washing machine, dishwasher and freestanding fridge freezer. The dining area comfortably accommodates a dining table and chairs, creating an ideal setting for family meals, entertaining or working from home. An external door provides direct access to the rear garden.

Ascending to the first floor, the landing leads to two well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from built-in storage and shelving, offering excellent practicality and organisation. Bedroom two is also generously sized with ample room for wardrobes or additional furniture, making it suitable for a variety of uses including a guest room, nursery or home office.

The family bathroom comprises a modern vanity unit with feature sink, WC and bath with waterfall-style shower over. The tiled surround and recessed alcoves provide both a contemporary finish and useful storage.

Externally, the property enjoys a private enclosed low maintenance rear garden. The garden features a decked seating area ideal for outdoor dining and entertaining, a lawned section with raised beds to one side and a gravel pathway leading to a rear access pedestrian gate.

Further benefits include a single garage with side-hinged access doors. The garage has power and lighting, together with a boarded loft storage area within the garage roof space. Positioned directly in front of the garage are two off-street tandem parking spaces.



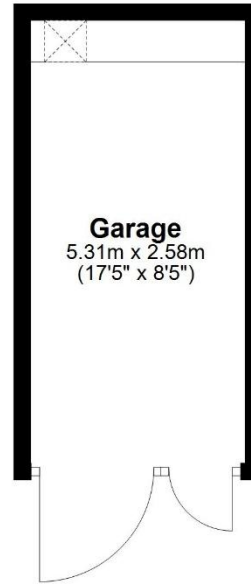
We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band B (South Gloucestershire District Council). The property is freehold.

EPC – C(69).

Charfield is a conveniently located village situated within close proximity to the market town of Wotton-under-Edge, and the M5 J14 is approximately three miles away allowing great 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 (KLB) secondary school is very close by on the outskirts of Wotton-under-Edge. Enjoying a semi-rural location there are numerous walks from the village through the Gloucestershire countryside and towards the nearby Cotswold Hills.

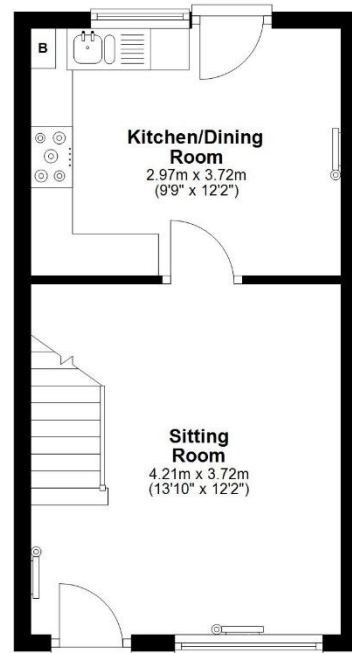
Guide Price £275,000





Ground Floor

Main area: approx. 27.1 sq. metres (291.3 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.2 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



Main area: Approx. 54.1 sq. metres (582.6 sq. feet)

Plus garages, approx. 13.7 sq. metres (147.2 sq. feet)