



Beautifully Presented Throughout
3 Bedroom Semi-detached Village Home
Underhill Road, Charfield, Wotton-Under-Edge, Gloucestershire

Guide Price £370,000
www.griffithnobes.co.uk



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To arrange a viewing, please call us on 01453 799938 or visit www.griffithnobes.co.uk

A LITTLE BIT ABOUT THE PROPERTY...

- **Beautifully Presented Throughout**
- **Three Well Proportioned Bedrooms**
- **Semi Detached**
- **Village Home**
- **Wonderful Countryside Surrounds**
- **Gas Central Heating with Recently fitted boiler**
- **Double Glazing**
- **Garage with Workshop Space at the Rear**
- **Potting Shed**
- **Driveway Parking for two cars**
- **Enclosed Rear Garden**
- **Viewing Is Highly Recommended**

Underhill Road, Charfield, Wotton-Under-Edge,

This three bedroom home is a charming example of a beautifully presented family property in a peaceful village setting. Lovingly refurbished, this semi-detached house blends practicality with a modern finish throughout.

At the rear of the property there is a spacious family room which is perfect for gatherings, and features sliding doors that open onto the rear garden, flooding the space with natural light. There's also a second reception room, ideal as a dining area, office, or playroom, plus a sleek double-aspect fitted kitchen with an integral fridge/freezer and dishwasher.

Upstairs does not disappoint, with three well proportioned bedrooms, one with cloakroom area and a family bathroom with shower over the bath.

The generous rear garden offers a patio, lawn, and mature shrubs, while the single garage includes a workshop and a separate potting shed. The front garden provides off-street parking for two cars. This wonderful home truly needs to be seen to be fully appreciated.

EPC Rating: D

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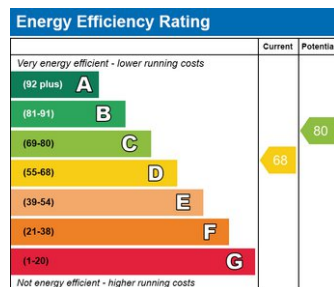
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USEFUL INFORMATION

Local authority: South Gloucestershire Council

Council Tax Band: C (£1,776.90)

EPC Rating: D (68)



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)
Standard: 3 Mbps / 0.4 Mbps
Superfast: 80 Mbps / 20 Mbps
Ultrafast: 1000 Mbps / 1000 Mbps

Mobile Telephone:
EE, Three, O2, Vodafone. (some limited indoor coverage)

This information is obtained at the time of preparing this listing from Ofcom and is a guide only, actual results may vary. For more information, visit <https://checker.ofcom.org.uk> or ask us.

UTILITY INFO

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn a fee usually in the region of £100 to £250. You are never under any obligation to use a service which we recommend or refer you to, and we actively encourage you obtain multiple quotations to ensure you are receiving the best service at the best price.

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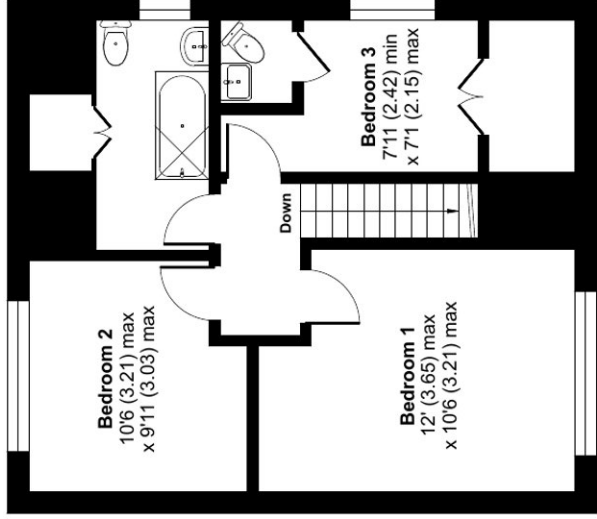
Underhill Road, Charfield, Wotton-under-Edge, GL12

Approximate Area = 1095 sq ft / 101.7 sq m

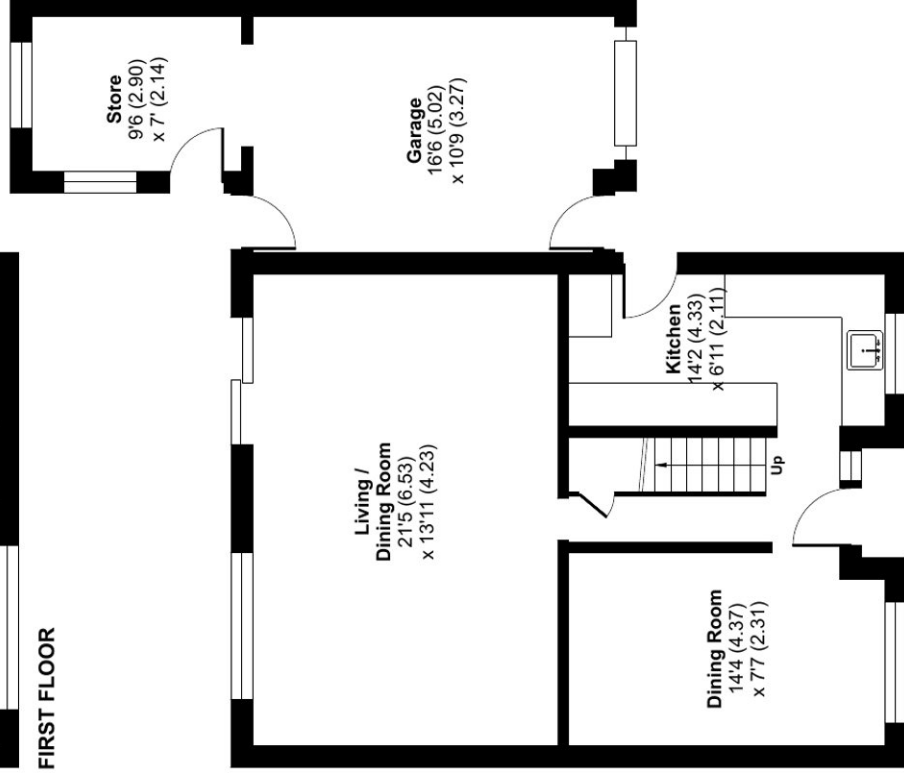
Garage = 243 sq ft / 22.6 sq m

Total = 1338 sq ft / 124.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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