

hunter
french



3 Newtown, Charfield, Wotton-under-Edge, GL12 8TF

A beautifully presented, four-bedroom semi-detached home with a landscaped rear garden and a driveway that provides off-street parking for numerous vehicles. Offered to the market with no onward chain.

3 Newtown is situated on a private road in the heart of the village, and the original part of the house is believed to date back to 1919. Under the current ownership since 2019 the property has been extended with a two-storey extension and completely renovated to a high specification throughout.

Entering through the front door into a welcoming entrance hall with stairs rising to the first floor. A door from the entrance hall opens into the impressive open-plan kitchen/dining/living room. This generous space forms the heart of the home with French doors opening onto the rear garden creating a seamless indoor-outdoor flow. The kitchen is situated to the rear of the room and features a stylish range of wall and base units complemented by quartz worktops. Integrated appliances comprise a double oven, a dishwasher, an electric hob with an extractor. There is space and plumbing for an American-style fridge/freezer. A double Belfast sink sits beneath a window overlooking the rear garden. A breakfast bar peninsular provides a natural divide between the kitchen and dining spaces. The sitting room sits to the front of the property and there is a chimney breast and fireplace that is currently blocked off, but could be reopened, if desired. Adjacent to the kitchen is a practical utility room fitted with base units and space and plumbing for a washing machine and tumble dryer. The oil-fired boiler is neatly housed to one corner. From here, an external door provides access to the garden. The utility room also gives access to a stylish downstairs shower room, comprising a shower, WC, wash hand basin and heated towel radiator.

Ascending the stairs to the first floor, the landing with a useful linen cupboard leads to four double bedrooms and the family bathroom. All the four bedrooms are of excellent proportions and one bedroom benefits from a built-in storage. The bathroom has a contemporary suite comprising a bath with an overhead shower, built-in vanity unit with sink, WC and heated towel radiator.

Externally, the property offers parking for two to three cars, along with a pedestrian side gate providing access to the rear garden. The beautifully landscaped garden features a slate patio and pathway, lawn area, and raised flower beds, as well as external power and a water tap. The slate pathway leads to a dedicated seating area and a summer house, which benefits from power and lighting.



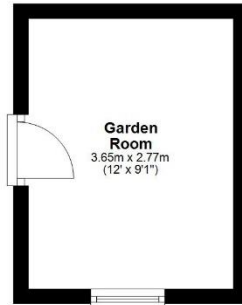
We understand the property is connected to the following mains services: electric, water and drainage. Heating is provided by an oil-fired system. Council tax band C (South Gloucestershire Council). The property is freehold.

EPC – D (67).

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 £495,000

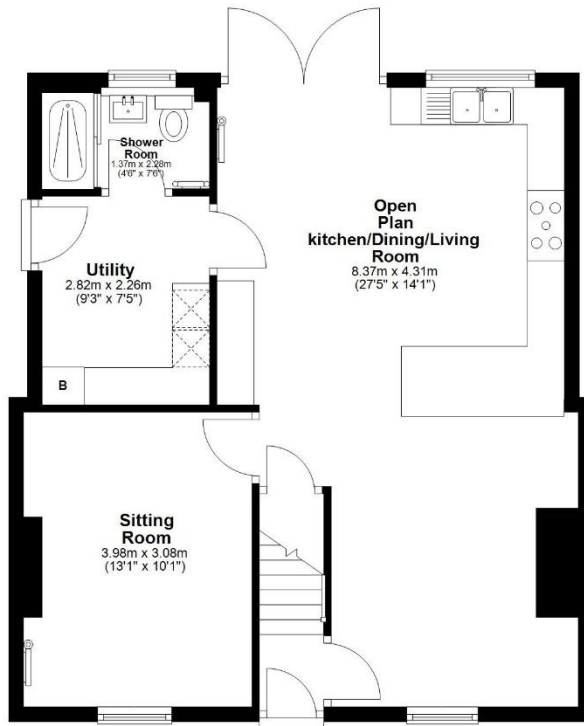




Garden Room
3.65m x 2.77m
(12' x 9'1")

Ground Floor

Main area: approx. 58.0 sq. metres (623.9 sq. feet)
Plus outbuildings, approx. 10.1 sq. metres (108.9 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



Main area: Approx. 118.7 sq. metres (1277.6 sq. feet)

Plus outbuildings, approx. 10.1 sq. metres (108.9 sq. feet)