



144a Manor Lane, Gloucestershire GL12 8TN  
Offers Over £425,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# 144a Manor Lane, Gloucestershire GL12 8TN

A well-presented four-bedroom detached family home, built within the last 25 years, occupying an enviable position backing onto open fields and offering generous, energy-efficient accommodation.

The property is entered via a welcoming entrance hallway and features a modern fitted kitchen positioned to the front. To the rear is a spacious open-plan living and dining area, forming an excellent family and entertaining space. Leading directly from the lounge/dining room is a conservatory, fitted with electric heating and providing an additional reception space with direct access to the rear garden, ideal for year-round use and enjoying the pleasant views over the adjoining countryside. French doors from the main living area also open onto the garden. A downstairs WC and an integrated garage provide added practicality and storage.

The first-floor accommodation comprises four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom features an en-suite shower room, complemented by a modern family bathroom. One of the bedrooms also provides access to a useful attic room with power and lighting, ideal for use as a home office, study, hobby room or additional storage.

Externally, the property boasts a large rear garden backing onto open fields, creating a peaceful and private setting. Within the garden is a fully insulated outbuilding with power and internet connectivity, making it ideal as a home office, studio or gym. To the front, a driveway provides off-street parking for multiple vehicles, along with access to the garage.

The home further benefits from solar panels, enhancing energy efficiency and helping to reduce running costs.

Situated on Manor Lane, the property enjoys a popular and convenient location within easy reach of Wotton-under-Edge's amenities, schools and transport links.

An excellent opportunity to acquire a modern detached family home in a highly desirable countryside-adjacent setting.





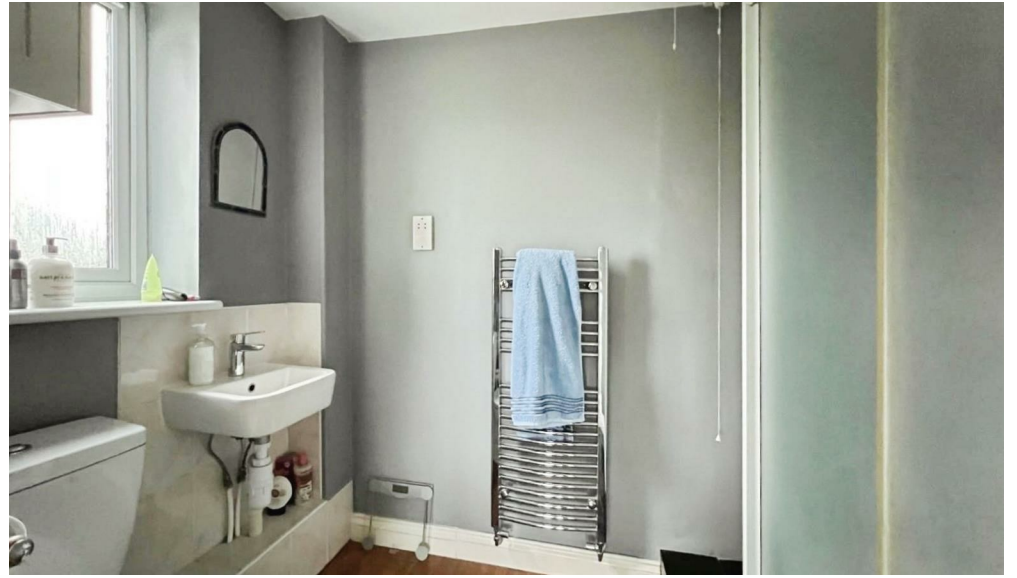
The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. The re-opening of the Charfield Station are in progress with details available to view on-line. Charfield has an excellent primary school, local shop and post office, garage and two public houses, one a short stroll away 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.

- Four-bedroom detached family home, built within the last 25 years
- Modern kitchen to the front of the property
- Large open-plan dining and living area with French doors opening onto the rear garden
- Downstairs WC and integrated garage providing additional storage
- Principal bedroom with en-suite shower room
- All bedrooms benefit from built-in storage
- Attic room with power and lighting off one bedroom – ideal as a study or extra storage
- Spacious rear garden backing onto open fields for privacy and countryside views
- Driveway providing off-street parking for multiple vehicles
- Solar panels for improved energy efficiency and lower running costs

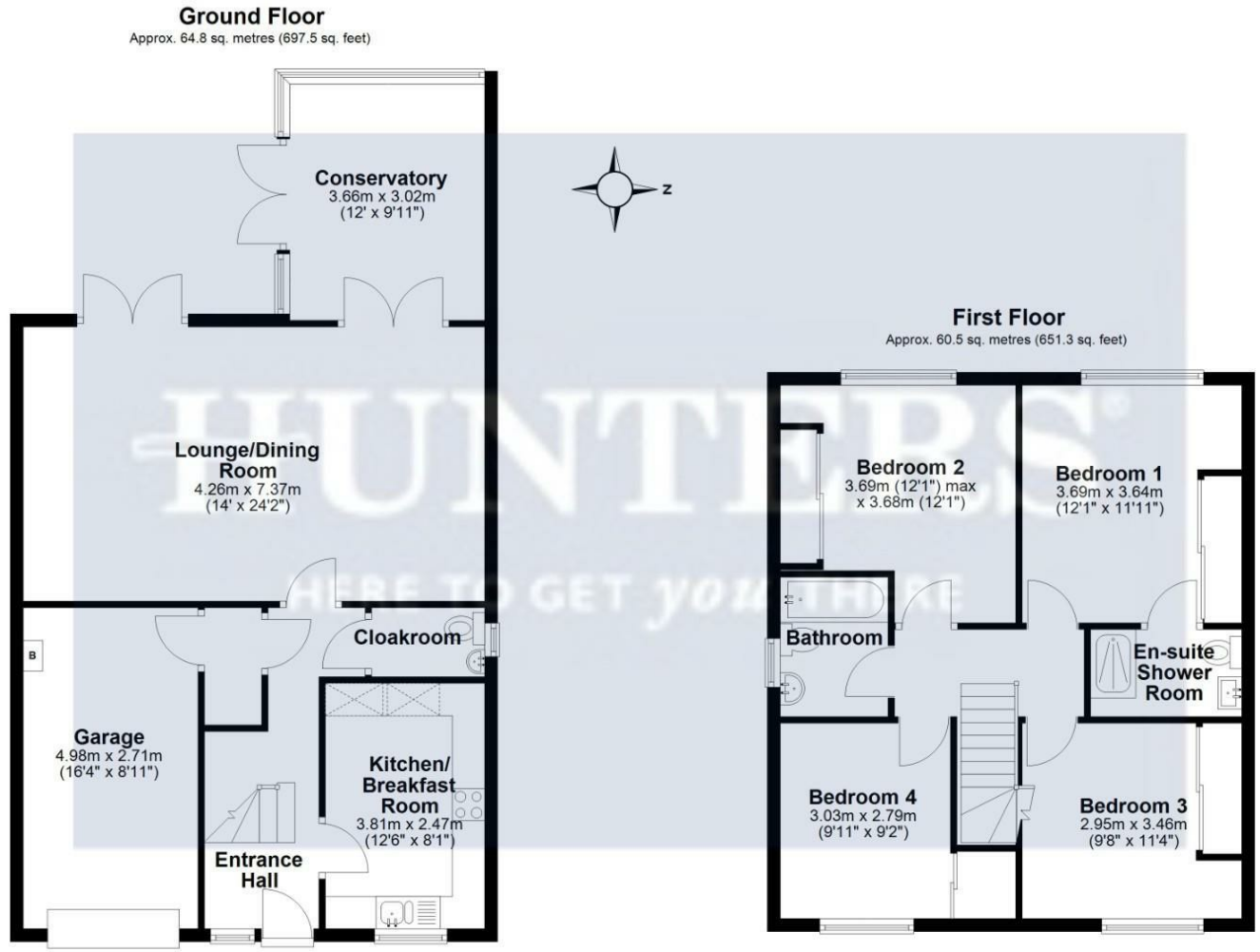








These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



Total area: approx. 125.3 sq. metres (1348.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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