



130 Manor Lane, Charfield, GL12 8TN

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EXCLUSIVE



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Guide Price £390,000

Hunters are pleased to present this three-bedroom semi-detached home, set within a substantial plot in the sought-after village of Charfield. A standout feature of the property is the larger-than-average rear garden, perfect for keen gardeners or those seeking a tranquil space to relax, backing onto open fields and offering a wonderful sense of privacy.

The property is well presented throughout and offers versatile living accommodation. On the ground floor, there are two reception rooms, including a spacious lounge benefiting from direct access to the garden, creating an ideal space for both entertaining and everyday living. The kitchen provides convenient side access, while the second reception room is perfectly suited as a snug, home office, or additional family space.

Further benefits on the ground floor include a garage and off-street parking.

Upstairs, there are three bedrooms, comprising two generous double rooms and a comfortable third bedroom, along with a family bathroom featuring a separate bath and shower. There is also loft access, providing useful additional storage.

Overall, this home combines generous outdoor space, flexible accommodation, and a peaceful setting, making it an excellent opportunity for a range of buyers.





Charfield is a well-regarded South Gloucestershire village offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including a primary school, convenience store, post office, and public houses, making it well suited to families and those seeking a community feel.

For commuters, Charfield offers excellent transport links with easy access to the M5 motorway, providing routes to Bristol, Gloucester, and Cheltenham. Yate and Wotton-under-Edge are both within easy reach and offer a wider selection of shopping, dining, and leisure facilities, along with secondary schooling.

The surrounding countryside provides plenty of opportunities for walking and outdoor pursuits, with open fields and rural landscapes right on the doorstep, making this an ideal location for those looking to enjoy village living while remaining well connected.

Anti-Money Laundering (AML) Compliance

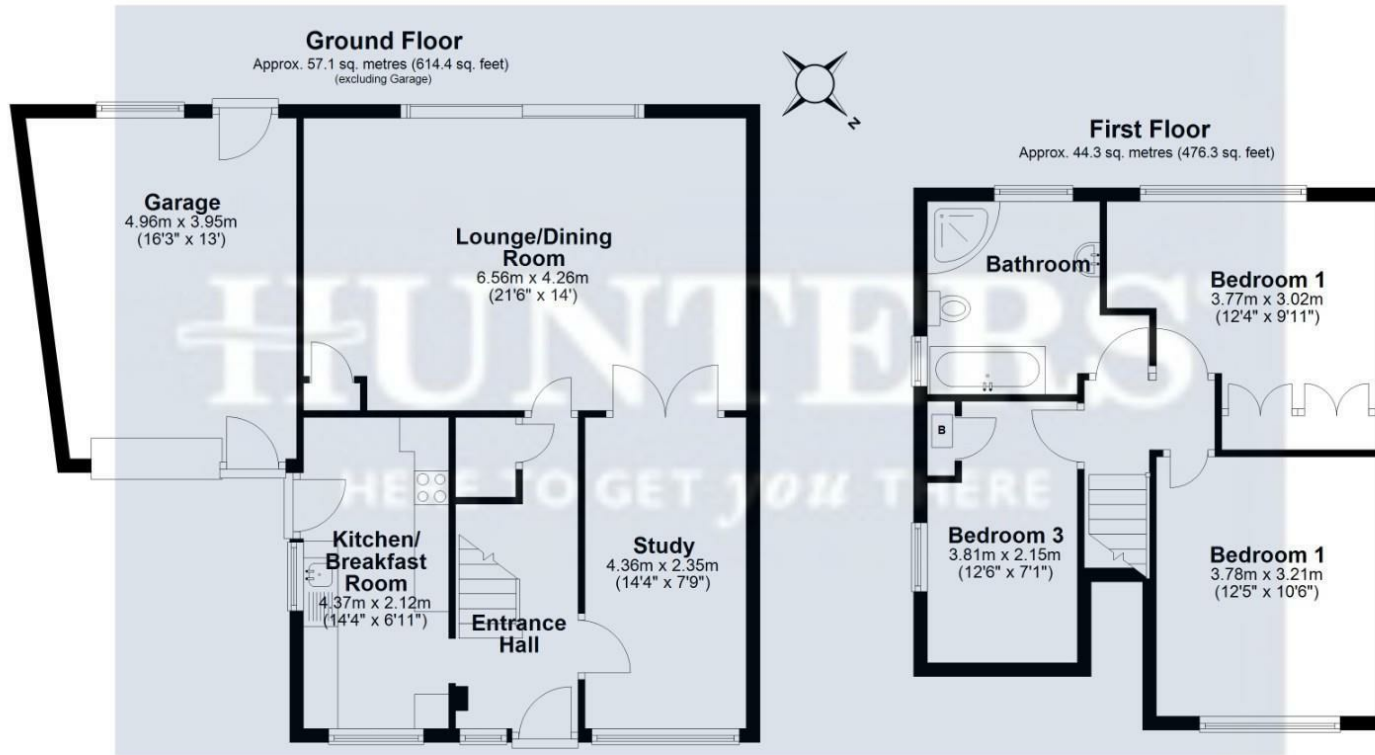
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

- Three-bedroom semi-detached home
- Substantial plot with larger-than-average rear garden
- Backing onto open fields with a peaceful outlook
- Two reception rooms offering flexible living space
- Lounge with direct access to the garden
- Second reception room ideal as snug or home office
- Kitchen with convenient side access
- Garage and off-street parking
- Family bathroom with separate bath and shower
- Ideal for families and garden lovers alike





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. 101.3 sq. metres (1090.8 sq. feet)

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| | 77 |
| 66 | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| 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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