

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



127 Woodlands Road

Charfield, GL12 8LT

£379,950



Council Tax: D



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Charfield, GL12 8LT

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## Ground Floor Accommodation

### Entrance Hallway

Via part glazed door, laminate flooring, radiator, stairs to first floor, doors to:

### Cloakroom

Window to front aspect, laminate flooring, wc, vanity wash hand basin, radiator.

### Lounge

Window to front aspect, multi-fuel stove with fire surround on hearth with tiled back, under-stairs study area, door to;

### Kitchen/Breakfast Room

Patio doors to rear garden with farmland views, window to rear aspect, range of wall and base units with work-surfaces and tiled splash-backs, space for washing-machine and dishwasher, sink with shower head mixer tap, free-standing oven, laminate flooring, space for American style fridge/freezer, radiator.

## First Floor Accommodation

### Landing Area

Window to side aspect, access to loft space, storage cupboard with shelving, airing cupboard housing hot water tank, doors to;

### Bathroom

Window to rear aspect, bath with over-bath shower and screen, wc and wash hand basin set in unit, chrome heater towel rail, part-tiled walls.

### Bedroom

Window to rear aspect with farmland views, radiator, raised area with fitted wardrobe.

### Bedroom

Window to front aspect, radiator, laminate flooring.

### Bedroom

Window to front aspect, radiator.

### Outside

### Front Garden

Open plan front garden with driveway parking to the side leading to the garage, shingle area with further planted area, gate leading to the rear of the property.

### Rear Garden

With open views to the rear, enclosed by fencing, lawned area, several patio seating areas to enjoy the view, wood storage to the side of the property with patio path leading to the side gate giving access to the front of the property. There is also a useful personal door to the garage from the rear garden.

### Garage

With metal up and over door to the front, power and light, personal door to rear garden.

### 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.

Tucked away at the end of a cul-de-sac in the popular village of Charfield, near Wotton-under-Edge, this delightful detached family home offers a perfect blend of comfort and modern living, occupying an enviable position backing onto open fields.

As you step inside, you are welcomed by a hallway that provides access to a contemporary downstairs cloakroom and a staircase leading to the first floor.

The lounge, with its window overlooking the front garden, creates a warm and welcoming atmosphere. From the lounge is a well-appointed fitted kitchen/breakfast room, which features patio doors that open out to the rear garden, allowing for seamless indoor-outdoor living with lovely open views.

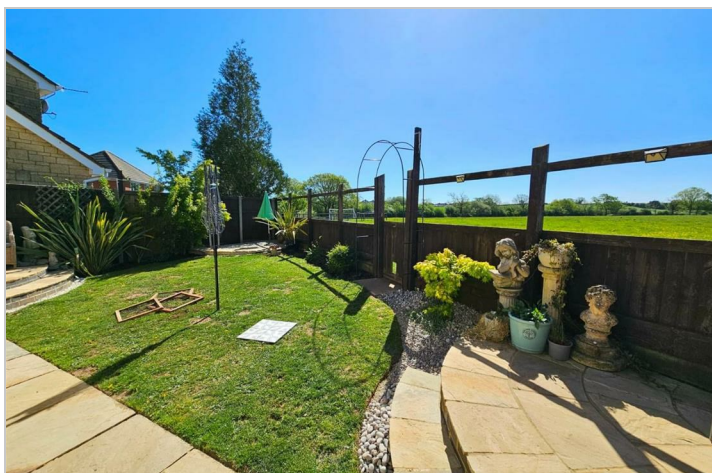
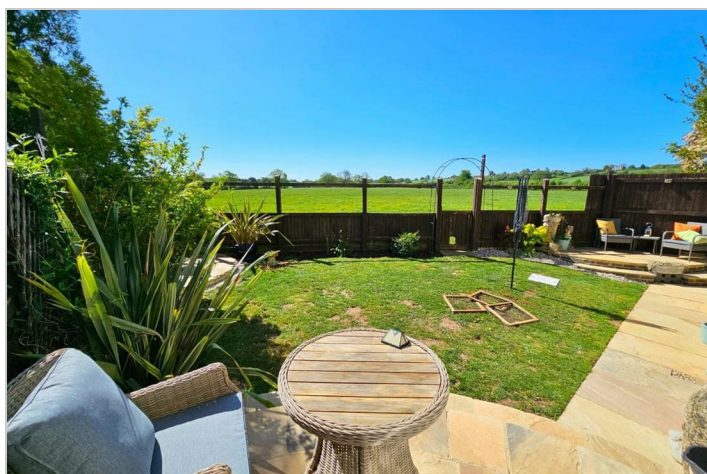
On the first floor, you will find a landing area equipped with convenient storage cupboards, leading to three generously sized bedrooms, perfect for family living. The family bathroom is also located on this level.

Outside, the property boasts an open plan front garden with a variety of plants and shrubs, complemented by driveway parking that leads to a single garage situated at the side of the house.

The rear garden is predominantly laid to lawn, offering ample space for outdoor activities, while various patio areas provide perfect spots to enjoy the farmland views. Additionally, there is a side area with wood storage and a gate leading to the front, along with a personal door, from the rear garden, granting access to the garage.

This property is an excellent opportunity for families seeking a convenient lifestyle in a sought-after village location.

- Detached Family Home in Cul-de-Sac Location
  - Entrance Hallway and Cloakroom
- Three Good Size Bedrooms and Family Bathroom
- Rear Garden with Various Seating Areas and Open Views
- Countryside Views to the Rear
- Lounge and Kitchen/Breakfast Room
- Open Plan Front Garden with Driveway Parking
- Garage found to the side of the Property



## Road Map



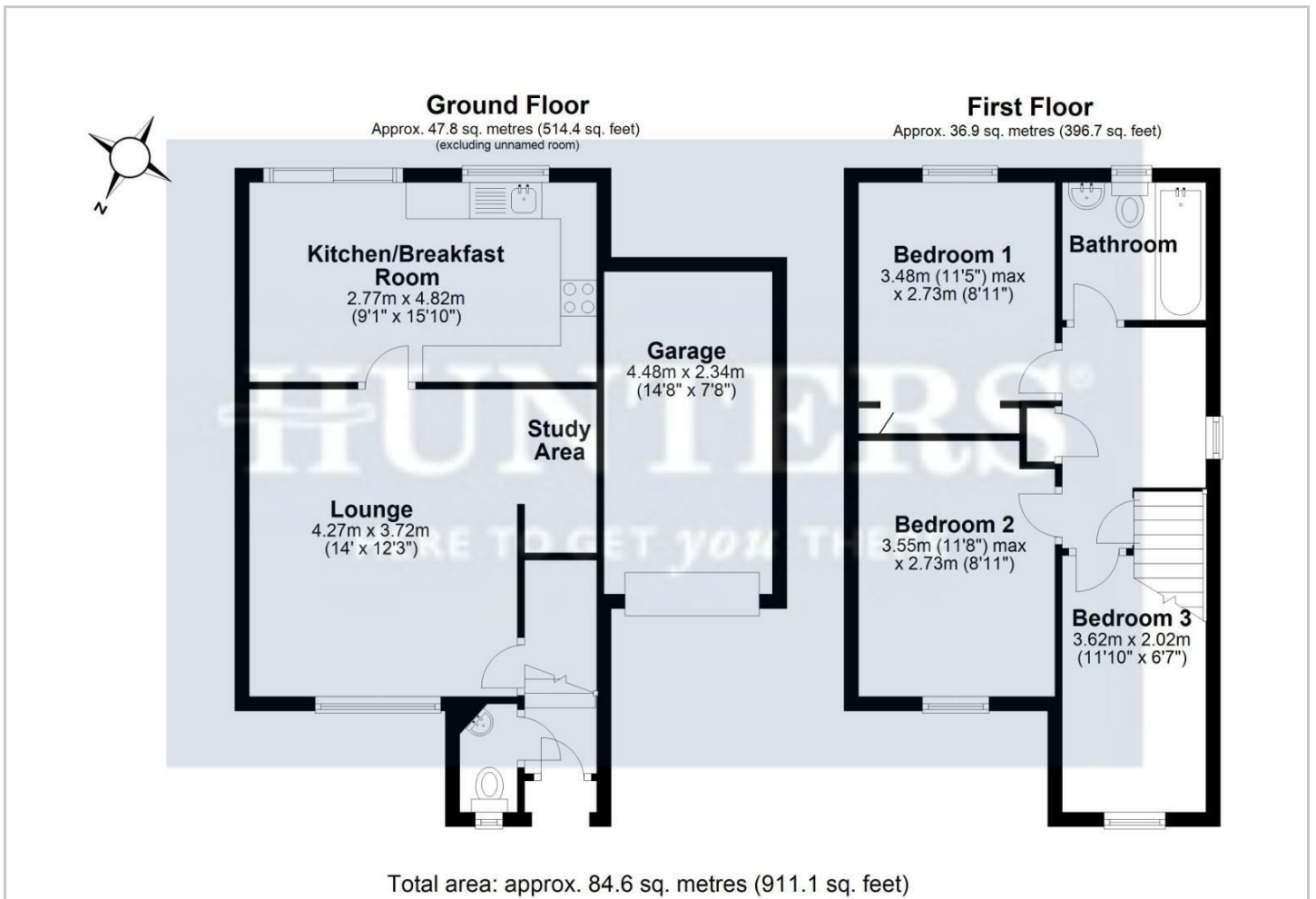
## Hybrid Map



## Terrain Map



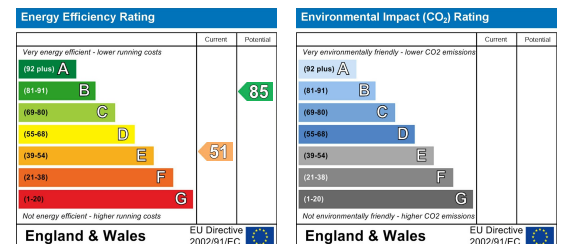
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.