



9 Midland View, Charfield, South Gloucestershire GL12 8FH

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EXCLUSIVE



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A beautifully presented, stone built, three bedroom detached family home occupying an attractive position within this popular development in the village of Charfield. As you enter, you are greeted by a spacious entrance hallway that leads to a convenient downstairs cloakroom, ensuring practicality for family life.

The inviting lounge, featuring dual aspect windows that flood the space with natural light, create a warm and welcoming atmosphere. Adjacent to the lounge is a well-appointed kitchen/breakfast room, also boasting dual aspect windows and French doors that open out to the private rear garden with patio area. This seamless connection between indoor and outdoor spaces makes it ideal for entertaining or simply enjoying a quiet moment in the sun. On the first floor, a landing area leads to the main bedroom with en-suite shower room. Additionally, there are two further bedrooms, perfect for family or guests, along with a well-equipped family bathroom to cater to all your needs.

Outside the front is approached via patio steps complimented by a further patio path leading from the side of the property. Driveway parking is found to the rear of the property with parking for two cars with gated access leading to the rear garden.

This delightful home is found in a lovely setting, making it an ideal purchase for those looking to live in a great community.

Asking Price £400,000





Ground Floor Accommodation

Entrance Hallway

Via part glazed door, stairs to first floor with under-stairs cupboard, further storage cupboard, LVT flooring, radiator, doors to;

Cloakroom

Radiator, wc, corner basin with tiled-splash backs, LVT flooring, extractor fan.

Lounge

Dual aspect windows to front and side, two radiators.

Kitchen/Breakfast Room

French doors leading to the garden, dual aspect windows to side and front aspects, range of contemporary wall and base units with work-surfaces, stainless steel sink unit with mixer tap, LVT flooring, radiator, double oven, gas hob with splash-back and extractor over, integral fridge/freezer, dishwasher and washer-dryer, cupboard with Ideal gas boiler.

First Floor Accommodation

Landing Area

Window to rear aspect, access to loft space with ladder and part boarding, radiator, doors to;

Bedroom One

Window to front aspect with open aspect, radiator, range of fitted mirror wardrobes, door to;

En-Suite

Window to front aspect, radiator, wash hand basin, shower cubicle, part tiled walls, laminate flooring.

Bathroom

Window to side aspect, radiator, bath with over-bath shower, laminate flooring, pedestal wash hand basin, wc, part tiled walls.

Bedroom Three

Window to side aspect, radiator.



Bedroom Two

Window to front and side aspects with open views, radiator, wooden shelf area, airing cupboard with heating controls.

Outside

Front Garden

With paved path and steps to front door, lawned areas, open aspect.

Rear Garden

Enclosed by stone walling and fencing, patio area, lawned area, pergola seating area with raised sleeper borders, garden shed, gated access leading to the driveway parking.

Driveway Parking

Driveway parking for two cars to the rear of the property with gated access leading to the 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.



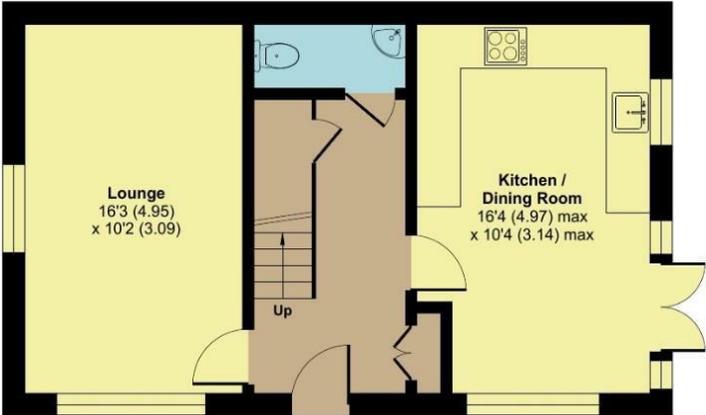
- Detached, Stone Built, Family Home in Attractive Location
- Spacious Entrance Hallway with Downstairs Cloakroom
- Lounge with Dual Aspect Windows
- Generous Kitchen/Breakfast Room with French Doors Leading to the Garden
- Main En-Suite Bedroom
- Two Further Bedrooms and Family Bathroom
- Private, Enclosed Rear Garden with Patio and Pergola Seating Area
- Driveway Parking for Two Cars

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.

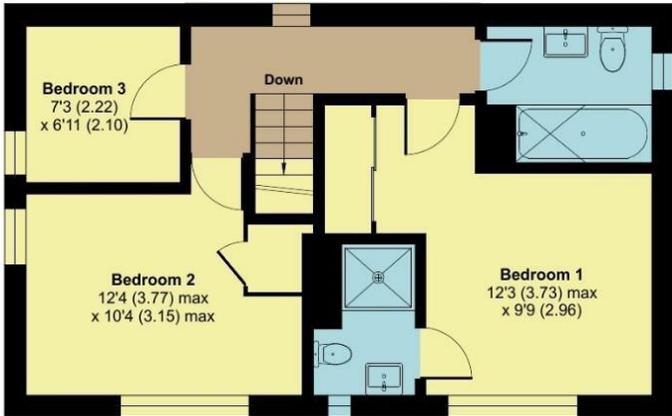
Midland View, Wotton-under-Edge, GL12

Approximate Area = 920 sq ft / 85.5 sq m

For identification only - Not to scale

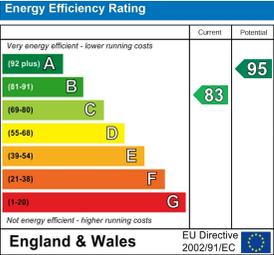


**GROUND FLOOR
APPROX FLOOR
AREA 42.7 SQ M
(460 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 42.7 SQ M
(460 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters Property Group. REF: 1424416



Viewing Arrangements

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

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