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Anstey Gardens

Falfield, Wotton-Under-Edge, GL12 8FL

£675,000



Council Tax: F



9 Anstey Gardens

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Situated within the popular Anstey Gardens development in Falfield, this substantial five-bedroom detached family home offers beautifully proportioned accommodation arranged over three floors and is offered for sale with no onward chain. With four bathrooms, a home office, double garage and parking for multiple vehicles, the property is exceptionally well suited to modern family living.

The ground floor offers a welcoming entrance hall with access to a separate home office, ideal for those working from home, along with a comfortable separate lounge. The heart of the property is the impressive open-plan kitchen, dining and living space, providing a fantastic sociable area for everyday family life and entertaining. A separate utility room and downstairs WC add further practicality.

The first floor comprises four generously sized double bedrooms. One benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, making this floor particularly well suited to family living or accommodating guests.

Occupying the entire top floor is the impressive principal bedroom suite, creating a private retreat away from the rest of the accommodation. The bedroom benefits from built-in wardrobes, additional storage within the eaves and a large en-suite bathroom.

Outside, the property continues to impress with parking for multiple vehicles and a double garage, providing excellent additional parking and storage.

The generous rear garden is mostly laid to lawn, offering plenty of space for families to enjoy, alongside a patio area with ample room for outdoor furniture and entertaining. A pebbled area beside the garage provides an ideal spot for a BBQ or additional seating area. Further practical benefits include outdoor electrical points, as well as power and lighting within the garage.

Falfield is a popular South Gloucestershire village, particularly well positioned for commuters with convenient access to Junction 14 of the M5, providing routes towards Bristol, Gloucester and Cheltenham. The nearby market town of Thornbury offers a wider selection of shops, cafés, schools and leisure facilities, while the surrounding countryside provides plenty of opportunities for walking and enjoying the semi-rural setting.

A superb five-bedroom family home offering substantial accommodation across three floors, three bathrooms, excellent parking and the added benefit of being sold with no onward chain.

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



Hybrid Map



Terrain Map



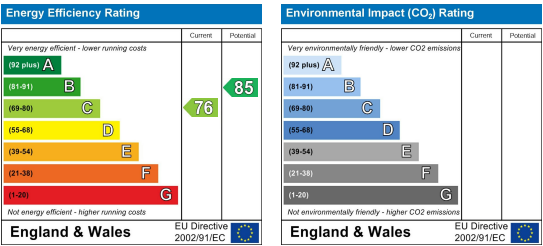
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.