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Anstey Gardens

Falfield, Wotton-Under-Edge, GL12 8FL

Asking Price £650,000



Council Tax:



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The welcoming entrance hall leads to a spacious lounge, while the heart of the home is the impressive open-plan kitchen/dining room, beautifully fitted with a range of contemporary units, integrated appliances and French doors opening onto the rear garden. A separate utility room, convenient downstairs cloakroom and a versatile home office provide excellent practicality for modern family life, while a useful understairs storage cupboard offers additional everyday storage.

Upstairs, there are four generous bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom also enjoys its own en-suite shower room, making it ideal for guests or older children. Two further well-proportioned bedrooms are served by a modern family bathroom.

Outside, the enclosed rear garden provides a fantastic space for relaxing and entertaining. To the front, a long

private driveway offers ample off-road parking for multiple vehicles and leads to the detached garage, which benefits from power and lighting. An EV charging point has also been installed for added convenience.

Falfield is a charming South Gloucestershire village offering excellent commuter links via the M5 (Junction 14), providing easy access to Bristol, Gloucester and Cheltenham. The village itself offers a primary school, village hall, public house and beautiful countryside walks, while the nearby market town of Thornbury provides an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and highly regarded schools, making it an ideal location for families and commuters alike.

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



Road Map



Hybrid Map



Terrain Map



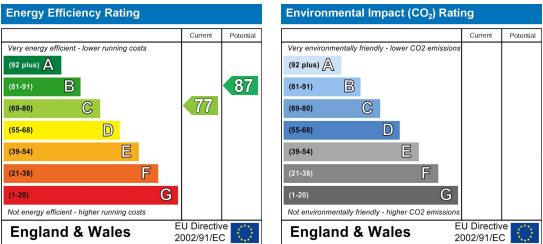
Floor Plan



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.