



Betony Close, Charfield, GL12

£795,000

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Situated in the charming village of Charfield, Wotton-Under-Edge, this superb detached property spanning some 2066 sqft enjoys an excellent position with open views and offers an exceptional living experience. As you step into the spacious entrance hall, you are greeted by a sense of warmth and elegance that flows throughout the home. The property boasts two separate reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the impressive 23-foot kitchen, which is perfect for culinary enthusiasts and family gatherings alike. With four generously sized double bedrooms, including two with en-suite bathrooms, this residence is designed to accommodate families comfortably. The additional modern bathroom ensures convenience for all. The property also features a study, ideal for those who work from home or require a quiet space for reading and reflection. A downstairs cloakroom adds to the practicality of the layout. Outside, the southerly facing rear garden offers a delightful outdoor space, perfect for enjoying and soaking up the sun. For those with vehicles, the double garage provides ample parking, complemented by additional space for guests. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. This delightful home is situated in a peaceful village location, making it an ideal retreat while still being within easy reach of local amenities. With its spacious interiors and beautiful surroundings, this property is a must-see for anyone seeking a comfortable and stylish family home.



ENTRANCE HALL

Double glazed door to front, stairs to first floor, understairs cupboard, radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, wash hand basin, W/C, part tiled,

STUDY 12'5" x 9'9"

Double glazed window to front, radiator.

LIVING ROOM 18'4" x 13'9"

Feature fir place with coal effect gas fire, radiator, double glazed French doors to rear garden.

DINING ROOM/FAMILY ROOM 15'11" (into bay) x 13'0"

Double glazed window to front, radiator.

KITCHEN 23'3" x 15'2 (into bay) x 11'1"

Double glazed windows to rear, range of modern wall and base units, work surfaces, built in double oven with micro wave, five ring hob and cooker hood, integral fridge freezer and dishwasher, radiator, double glazed French doors to rear garden.

UTILITY ROOM

Stainless steel sink, space for washing machine, double glazed door to side.

LANDING

Access to loft space, double door airing cupboard, cupboard housing heating cylinder.

BEDROOM ONE 13'0" x 11'6"

Double glazed window to front, radiator.

DRESSING AREA 10'3" x 4'9" (to wardrobes)

Fitted wardrobes, Velux window.

EN SUITE

Double shower cubicle, wash hand basin, W/C, heated towel rail, tiled.

BEDROOM TWO 12'10" x 11'11"

Double glazed window to rear, fitted wardrobes, radiator.

EN SUITE

Double glazed window to rear, double shower cubicle, wash hand basin, W/C, heated towel rail, tiled walls.

BEDROOM THREE 13'3" max x 11'11"

Double glazed window to front, radiator.

BEDROOM FOUR 11'2" max x 10'7"

Double glazed window to rear, fitted wardrobes, radiator.

BATHROOM

Double glazed window to rear, bath with shower over, wash hand basin, W/C, heated towel rail, tiled walls.

FRONT GARDEN

Enclosed by hedging.

REAR GARDEN

Southerly facing rear garden laid to lawn with an array of shrubs and trees, extensive patio and side access.

DOUBLE GARAGE

Double garage with twin up and over doors, power and light, personal door to rear garden, paved driveway to the front providing ample off road parking, electric charging point.

Agents Note

“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”

Management Fee

£400 per annum payable to HML for maintaining the communal areas.

Tenure: Freehold
Council Tax Band: F



Illustration for identification purposes only, measurements are approximate, not to scale.

- Superb Detached Property
- Spacious Entrance Hall
- Study
- Living Room, Dining Room
- 23' Kitchen
- Four Double Bedrooms
- Two En Suites
- Double garage with ample parking
- Southerly Facing Rear Garden
- Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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