



61 Longs View, Charfield, South Gloucestershire, GL12 8HZ
£535,000

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Located in a prominent position on a sought after development in the village of Charfield, nr Wotton under Edge, this substantial detached family home requires some internal updating but offers a perfect blend of comfort and space. Owned by the current vendor since being built in 1995, the property has been well maintained and sits in a generous plot, providing ample room, both inside and outside, for a growing family.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient downstairs cloakroom. The spacious lounge features two windows to the front and French doors that open onto the delightful rear garden, creating a seamless connection between indoor and outdoor living. A separate dining room, accessed via double doors, overlooks the front garden, making it an ideal space for family meals and entertaining guests. The fitted kitchen/breakfast room with fitted oven, hob and fridge/freezer, overlooks the rear garden, complemented by a utility room housing the gas boiler, providing direct access to the garden, enhancing practicality for busy family life.

Ascending the stairs from the hallway, you will find a generous landing area, with mostly boarded loft with loft ladder and light, that leads to the main en-suite bedroom, three additional well-proportioned bedrooms, and a family bathroom, ensuring ample accommodation for all family members.

Outside, the property boasts a front garden that provides access to a driveway with parking for several cars, leading to a double garage. The established rear garden is a true highlight, featuring a patio area perfect for al fresco dining, a good size lawned area, and an abundance of plants and shrubs that create a tranquil oasis. For added convenience, there is a greenhouse, childrens playhouse and two garden sheds, along with a personal door leading to the double garage. The double garage has two metal up and over doors for ease of access with over-head storage, power and light.





- Sought After Location in Charfield
- Substantial Detached Family Home with Generous Rear Garden
- Entrance Hallway and Cloakroom
- Separate Lounge and Dining Room
- Fitted Kitchen/Breakfast Room and Utility Room
- Main En-Suite Bedroom
- Three Further Bedrooms and Family Bathroom
- Front Garden with Driveway Parking for Several Cars
- Established Rear Garden with Greenhouse and Play-House
- Double Garage



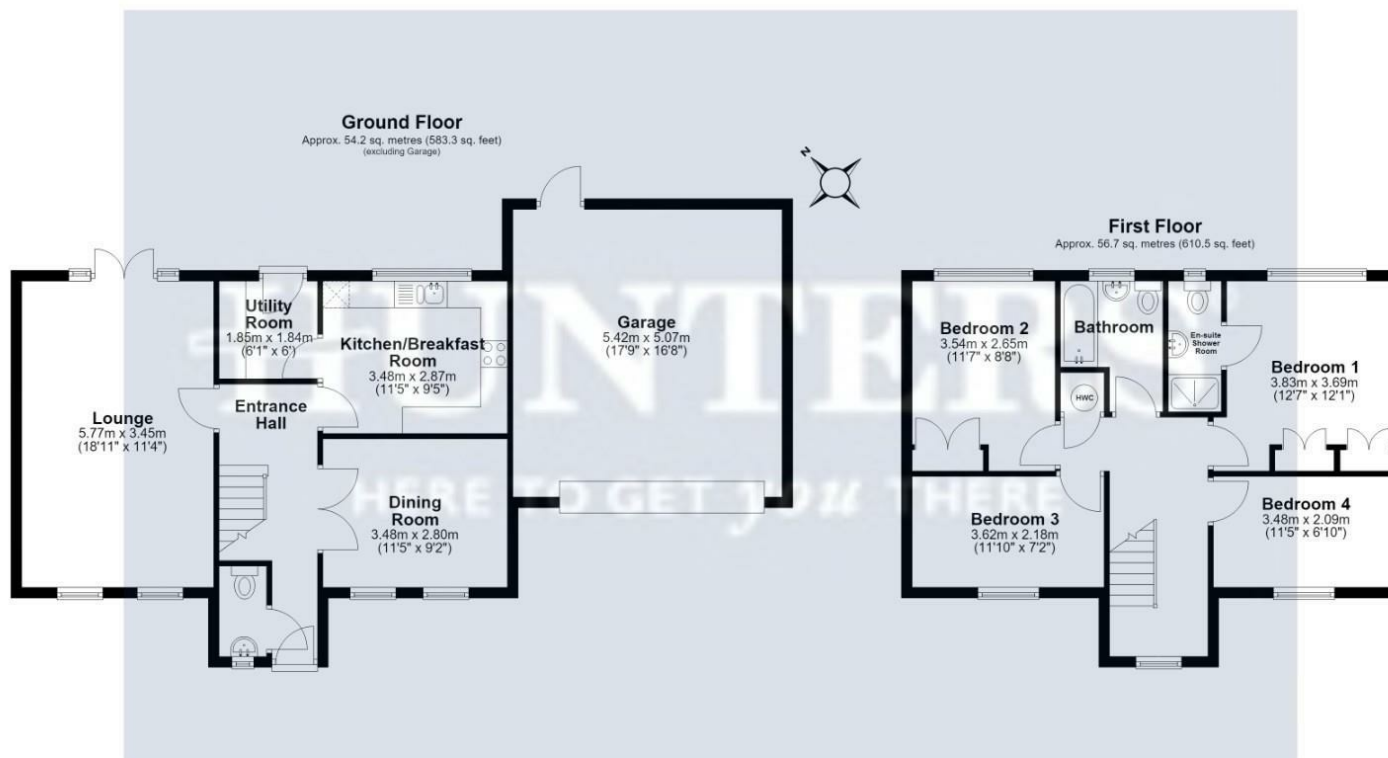


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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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.



Total area: approx. 110.9 sq. metres (1193.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	74
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

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

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