HUNTERS®

HERE TO GET *you* THERE



64 Woodlands Road

Charfield, Wotton-Under-Edge, GL12 8LS

£395,000

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Council Tax: D





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Beautifully presented throughout, this attractive detached family home occupies a popular position in the sought-after village of Charfield, offering well-balanced accommodation, contemporary living spaces and a delightful landscaped rear garden.

Upon entering the property, you are welcomed by an inviting entrance hallway, which leads through to a comfortable lounge overlooking the front aspect. To the rear, the extended kitchen/breakfast room forms the heart of the home, boasting a stylish range of modern fitted units, wooden work surfaces and patio doors opening directly onto the garden, creating a wonderful space for both everyday family life and entertaining. A useful downstairs cloakroom completes the ground floor.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a family bathroom, making the property ideally suited to families, first-time buyers or those seeking additional space to work from home.

Externally, the property benefits from ample driveway parking, leading to a partially converted garage offering further potential for storage or alternative uses. The beautifully landscaped rear garden provides an inviting outdoor retreat, with a versatile garden room offering an excellent additional space for a home office, hobby room or relaxation area.

Combining attractive presentation, practical living accommodation and versatile outdoor space, this appealing home is ideally positioned to enjoy all that Charfield and the surrounding area have to offer.

- Beautifully Presented Detached Family Home
- Entrance Hallway and Downstairs Cloakroom
- Lounge
- Extended Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- Open Plan Front Garden with Parking and Partial Garage
- Landscaped Rear Garden



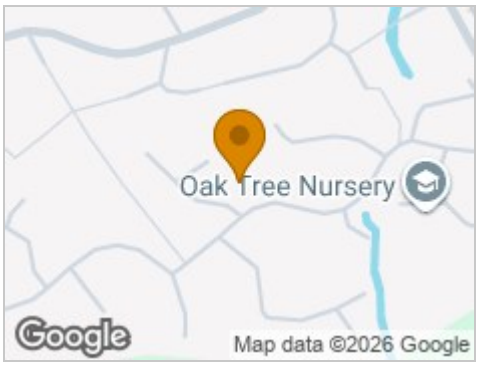








Road Map



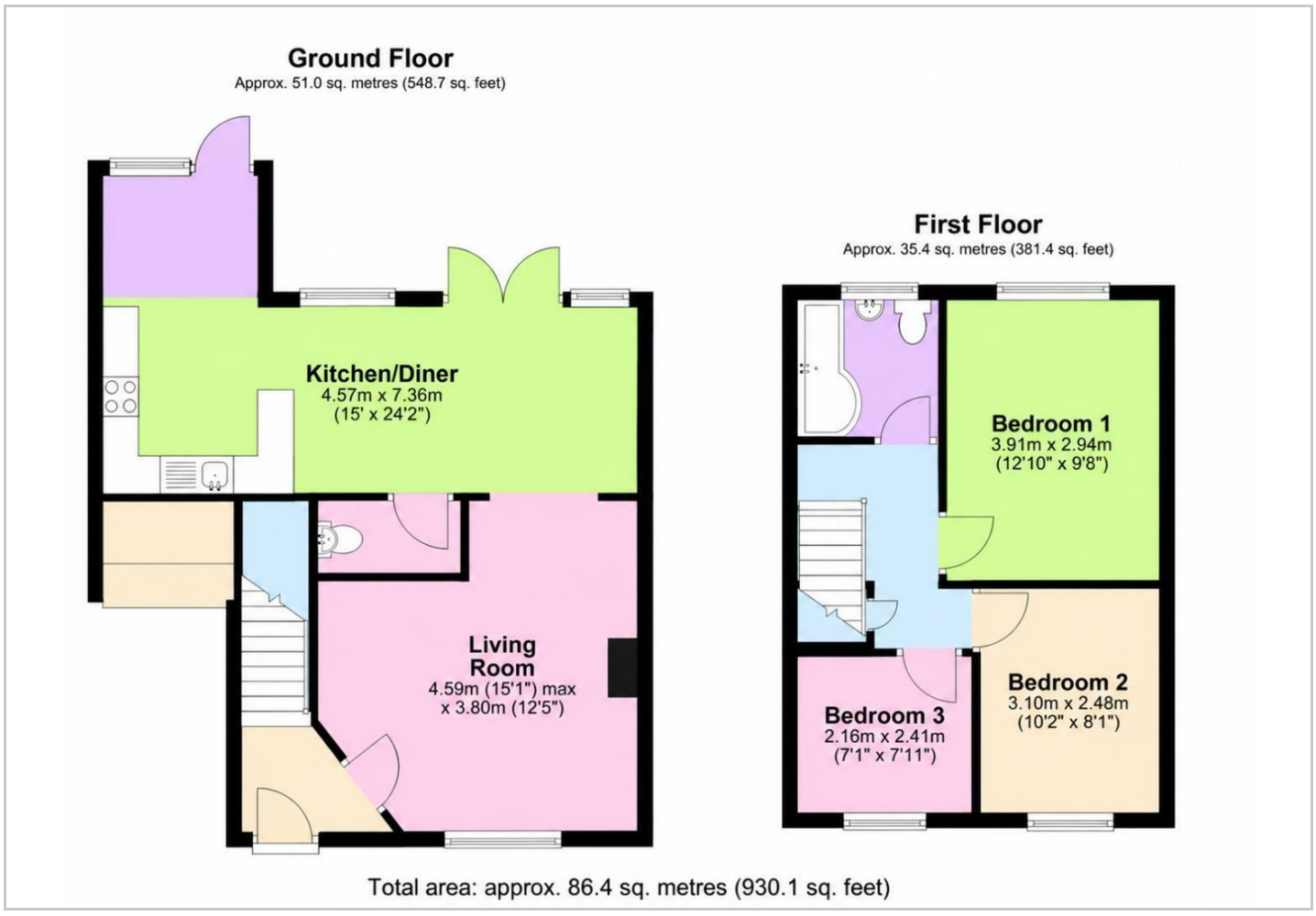
Hybrid Map



Terrain Map



Floor Plan



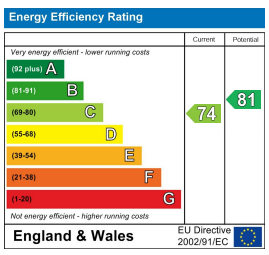
Viewing

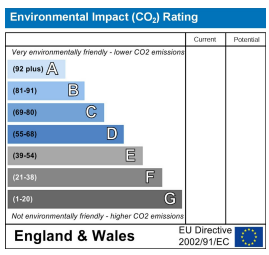
Please contact our Hunters Dursley Office
on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

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.

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.

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