



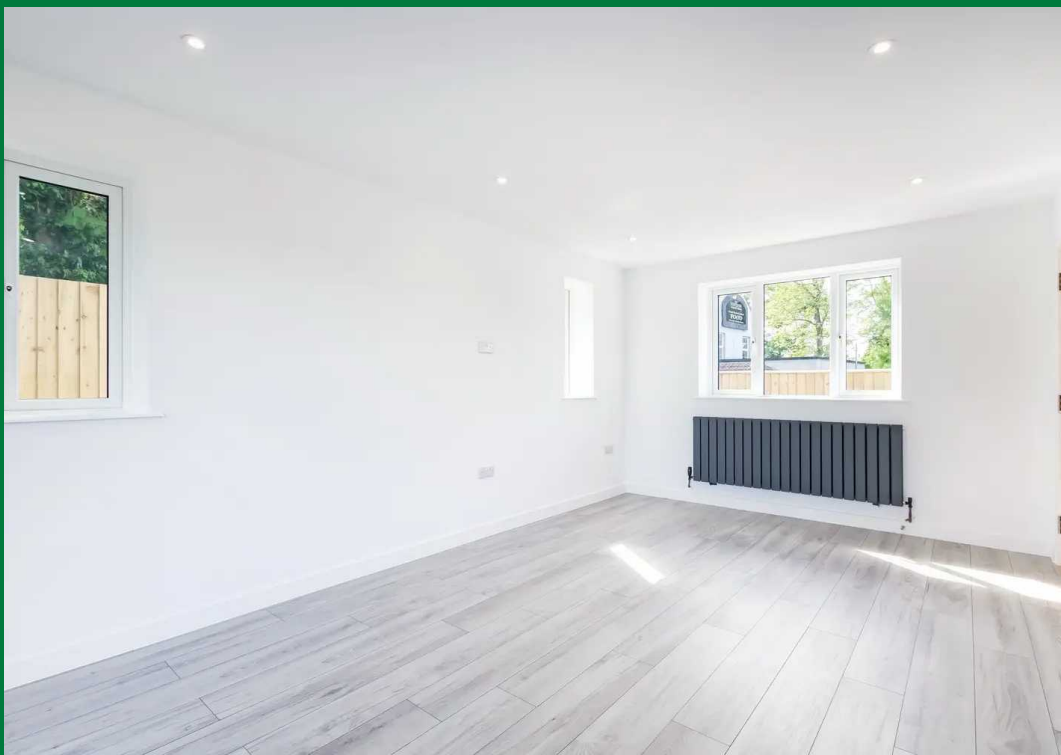
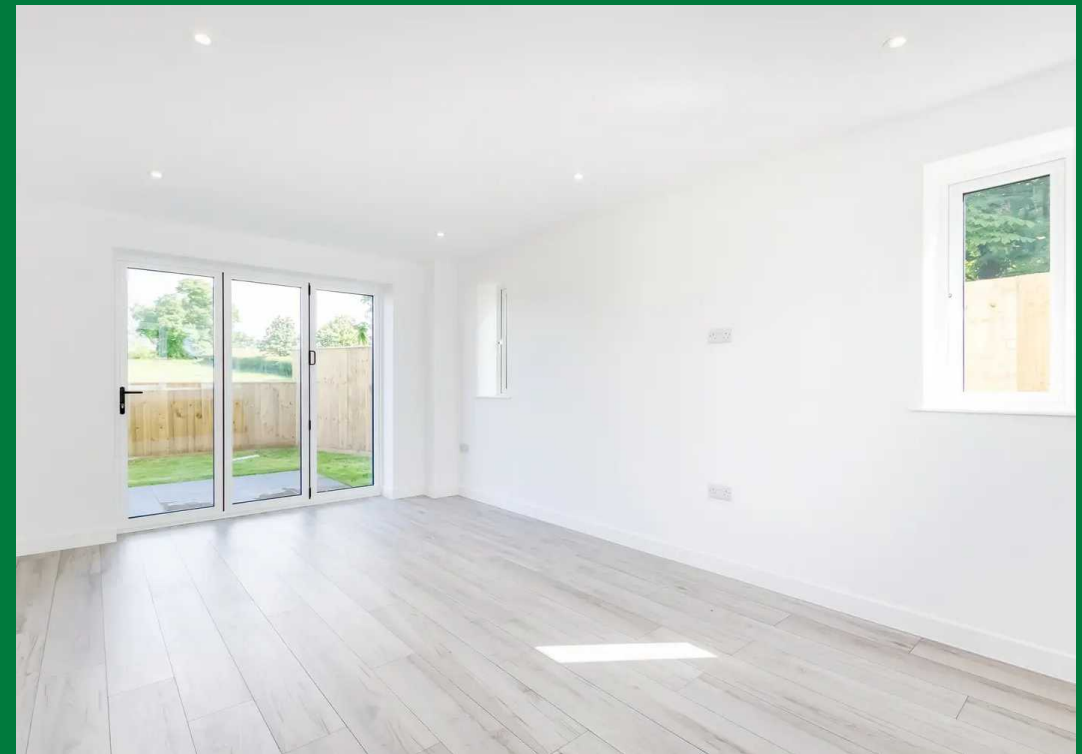
COUNTRY
PROPERTY



Chestnut House

Falfield

£425,000



Chestnut House Bristol Road

Falfield, GL12 8DW

An individually built detached three bedroom home in the village of Falfield. This beautifully light property is arranged over three floors with country views yet is in close proximity to the motorway, so offers both: tranquil scenery and convenient access to travel routes. Accommodation comprises living room with bi-fold doors onto the rear garden with a fabulous country aspect, kitchen/dining room with dual aspect, fitted with Howdens kitchen with access to the utility room which also provides access to the garden, to complete the ground floor a cloakroom is present. To first floor there are two bedrooms one en-suite shower and a separate family bathroom, finally to the top floor a double bedroom, shower room, and landing with scope for a dressing area.

Outside there's shingle off street parking for 2/3 cars, space for turning and an enclosed garden, ready for you to relax in... or plant up and design as you so wish.

Falfield's village charm combined with modern amenities in a new home makes for an appealing living.

- New Build Complete 2024
- Kitchen/Dining room & Living Room
- Three Bedrooms
- Downstairs Cloakroom
- En-Suite Shower Room
- Bathroom & Shower Room
- Stunning Country Views
- EPC Rating TBC





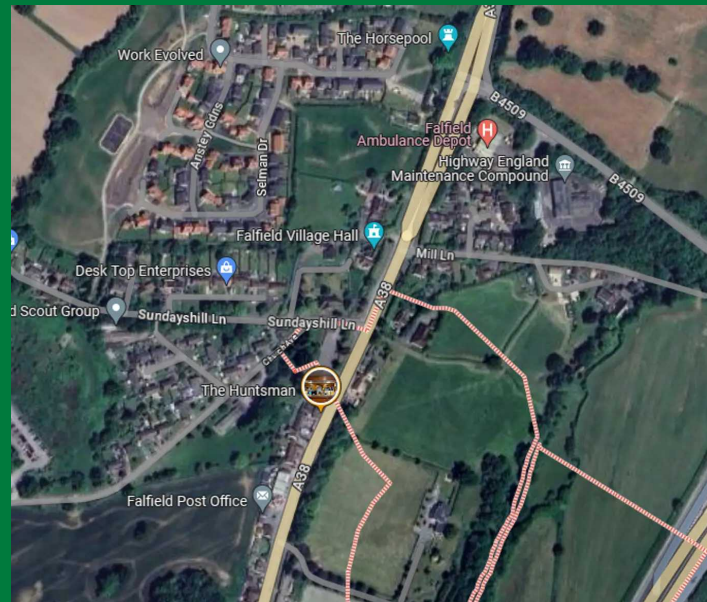
Chestnut House Bristol Road

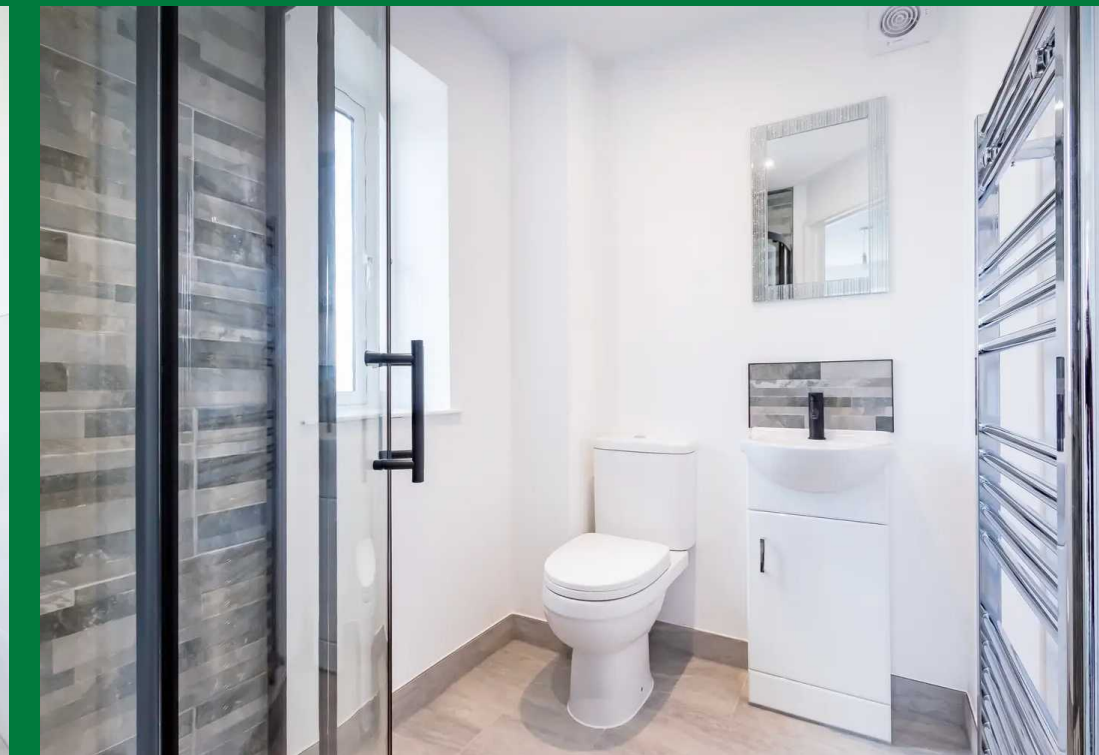
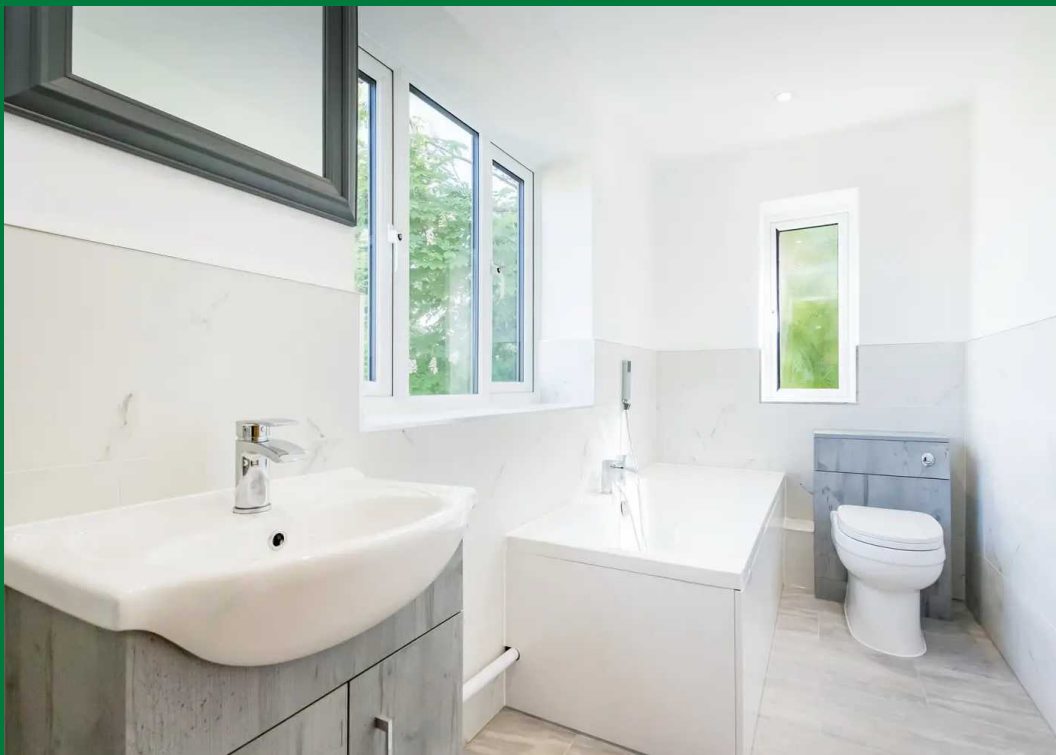
Wotton-Under-Edge, Gloucestershire

Falfield is a village based on the A38 trunk road with a number of local amenities. Thornbury is about 2 miles distant and offers a full range of shopping educational sports and social facilities. The M5 motorway junction 14 is about one mile distant making this an exceptionally well placed location readily accessible to Bristol, Gloucester, M5, M4, Cribbs Causeway, Abbeywood, Aztec West, Cotswolds, Wales and the South West

A individually built detached three bedroom home in the village of Falfield, offering country views and close motorway access. Modern fitted kitchen, private garden, en-suite bedroom, further bathroom and shower room and off street parking for 2/3 cars. No Chain. Council Tax band: G

Tenure: Freehold

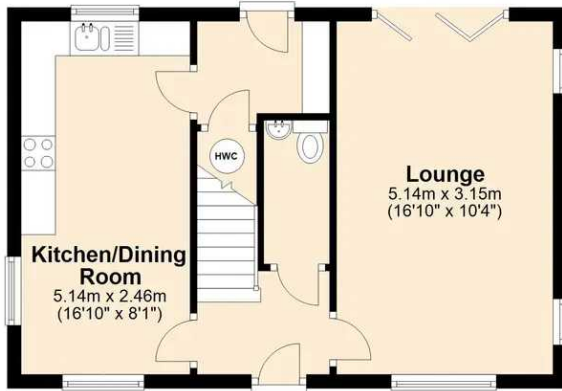




You can include any measurements, floorplans and distances, but you must not include any photographs or images.

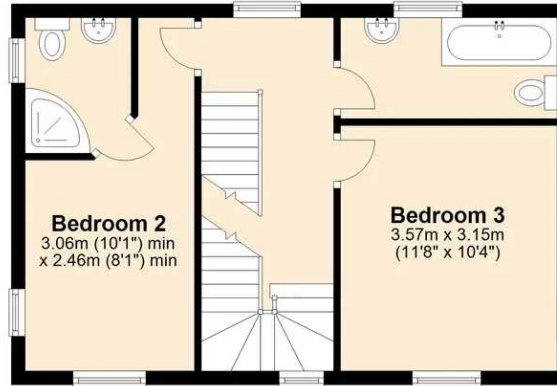
Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



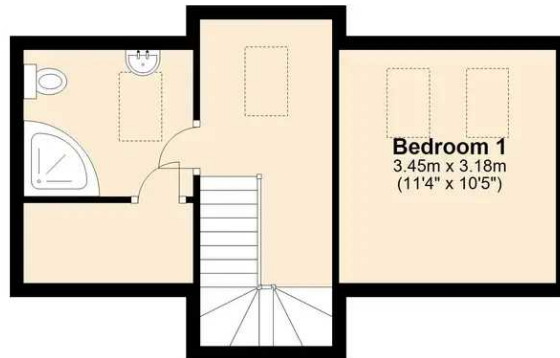
First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Second Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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