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16 Selman Drive, Falfield, wotton-under-Edge, GL12 8FJ

Price Guide  
**£635,000**



SUBSTANTIAL AND IMPRESSIVE FOUR BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE AND DRIVEWAY, THREE RECEPTIONS ROOMS, OFFICE/SNUG, OPEN PLAN KITCHEN/DINER WITH UTILITY ROOM, SEPARATE DINING ROOM/SNUG, FOUR DOUBLE BEDROOMS, DRESSING ROOM AND EN-SUITE TO BEDROOM ONE, EN-SUITE TO BEDROOM TWO, FAMILY BATHROOM/4TH WC, DOUBLE GLAZING PLUS GAS CENTRAL HEATING, SIZEABLE PLOT WITH GOOD SIZED REAR GARDEN AND GARDEN TO FRONT.  
ENERGY RATING: C.

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# 16 Selman Drive, Falfield, wotton-under-Edge, GL12 8FJ

## SITUATION

The village of Falfield is situated west of junction 14 of the M5 offering easy travel throughout the south west. There are nearby primary schools in Stone and Tortworth. Secondary schooling includes Katherine Lady Berkeley's in Kingswood and Castle School in Thornbury. The village of Falfield has a general store, post office, pub/restaurant and church. A wider range of shopping and leisure facilities can be found at Thornbury approximately 3.7 miles to the South West, Wotton-Under-Edge approximately 5 miles and The Mall at Cribbs Causeway is approximately 20 minutes drive.

## DIRECTIONS

From the M5 motorway, exit at Junction 14 and proceed in a North-Westerly direction towards the A38. Take the right hand turning at the traffic lights onto the A38, proceed 160 metres and take the turning on the left onto Moorslade Lane and take the turning onto left onto Jenkinson Way. Follow this pleasant road past the community Orchard for 300 metres and take the second turning on the Right onto Selman Drive. Continue to the end of the road and number 16 will be found on the right hand side.

## DESCRIPTION

Constructed in 2022 by reputable builder Linden Homes, this impressive detached family home still benefits from the remainder of the 10 year Warranty. Situated towards the end of this development, Selman Drive is close to vast open fields to the West and occupies a good sized plot with detached double garage, double driveway, good sized enclosed rear garden and garden to front. Internally, there is a spacious hallway leading to open plan kitchen/diner with two further receptions rooms, utility room, office/snug and cloakroom. On the first floor there are four double bedrooms, two en-suites and family bathroom/4th WC.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## CANOPY PORCH

## SPACIOUS ENTRANCE HALLWAY

Double glazed front door and side panels, radiator, stairs to first floor, storage cupboard, thermostat.

## CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator, double glazed window to front.

## OPEN PLAN KITCHEN/DINER 6.68m x 4.26m narrowing to 3.11m (21'10" x 13'11" narrowing to 10'2")

Fitted kitchen with base and wall units, Quartz work surfaces over, one and half bowl stainless steel sink and drainer, integrated dishwasher,

electric oven and grill, separate 5 ring gas hob with hood over, integrated tall fridge freezer, double glazed windows and doors to garden, two radiators.

## SITTING ROOM 5.17m x 3.60m (16'11" x 11'9")

Double glazed French doors to garden, two radiators.

## DINING ROOM/SNUG 3.56m x 2.39m (11'8" x 7'10")

Double glazed window to front, radiator.

## UTILITY ROOM 2.39m x 1.62m (7'10" x 5'3")

Base units, Quartz work surfaces over, stainless steel sink, space and plumbing for washing machine, radiator, gas boiler, double glazed door to side.

## OFFICE/SNUG

Double glazed window to front, radiator.

## ON THE FIRST FLOOR

## LANDING

Radiator, access to loft space, walk-in airing cupboard with hot water cylinder.

## BEDROOM ONE 4.21m x 3.63m (13'9" x 11'10")

Double glazed window to front, radiator, leading to:

## DRESSING ROOM 1.54m x 1.37m (5'0" x 4'5")

Two built-in wardrobes, leading to:

## EN-SUITE

Shower cubicle with mixer, wash hand basin with pedestal, low level WC, heated towel rail, double glazed window to rear.

## BEDROOM TWO 4.14m x 2.77m (max) (13'6" x 9'1" (max))

Double glazed window to rear, radiator, built in wardrobe, door to:

## EN-SUITE

Shower cubicle with mixer, low level WC, wash hand basin with pedestal, double glazed window to rear, heated towel rail.

## BEDROOM THREE 3.64m x 3.12m narrowing to 2.31m (11'11" x 10'2" narrowing to 7'6")

Double glazed window to front, radiator.

## BEDROOM FOUR 2.94m x 2.72m (9'7" x 8'11")

Double glazed window to front, radiator.

## FAMILY BATHROOM

Bath with shower mixer tap, heated towel rail, low level WC, wash hand basin with pedestal, double glazed window to side.

## EXTERNALLY

The rear garden is landscaped with large flagstone patio area, raised flower beds, laid to lawn garden, power point and tap. The garden is fully enclosed by wood panel fencing. There is rear access to garage, and side access leading to front which has further laid to lawn garden and double tarmac driveway providing parking for two vehicles.

## DETACHED DOUBLE GARAGE 6.12m x 5.98m (20'0" x 19'7")

With light and power, twin up-and-over doors to front.

## AGENTS NOTE

Tenure: Freehold.

Services: Mains Electricity, drainage and water are believed to be connected. There is a water meter.

The estate is serviced by Calor gas (LPG) which is managed by the maintenance company. Gas central heating.

Council Tax Band: F

Management company: Falfield Grange Residents Management Company. The new owner will be required to apply to become a

member of the Residents Management Company.

Management Charge: Approx £280 per annum.

Restrictions/covenants: No boats, caravans, trailers, or commercial vehicles.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

Approximate Floor Area = 165.9 sq m / 1786 sq ft  
Garage = 36 sq m / 387 sq ft  
Total = 201.9 sq m / 2173 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73132

