



Maple Cottage,
Elbury View, Charfield, Wotton-under-Edge, South Gloucestershire, GL12 8SJ

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Maple Cottage, a three-bedroom detached cottage, situated in an exclusive private, no through road within the popular village of Charfield

- Period Features
- Kitchen / Dining Room
- Sitting Room and Formal Dining Room
- Separate Study
- Three Double Bedrooms
- A Bathroom & A Shower Room
- Double Garage
- Carport
- Wraparound Garden
- Access to A Community Garden
- No Thru Road

Guide Price
£585,000

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Description

Charming Three Double Bedroom Stone-Built Cottage. Situated in the sought-after village of Charfield, this individual cottage offers character, space, and versatility. Beautifully presented, the property boasts three generous double bedrooms and two well-proportioned reception rooms. This unique property enjoys period features within practical living spaces, set in a wonderful village community

Situation

Located in the sought-after village of Charfield. The village caters for day-to-day amenities with public houses, co-op, post office/village store, coffee shop and takeaway. Wotton-under-Edge is the closest town, located near the southern end of the Cotswolds. It offers high street shopping facilities and services. Charfield itself benefits from its own well reputed Primary School and is in the catchment for the well renowned Katharine Lady Berkeley school for further education for ages 11-18. Charfield is accessible to the M5/M4 motorway (J14 M5) with train services available at Yate locally and a direct train to London (Paddington) is available at Bristol Parkway. Anticipated new train station due to open in Charfield.

Accommodation

The accommodation briefly comprises, Entrance porch, dining room with exposed stone walls, travertine flooring, fireplace and study. The kitchen / dining room is a hub of the home with hand built bespoke units; granite worktops, double oven and large gas hob recessed into the fireplace. The kitchen has access to a generous and private decked area. The well-proportioned sitting room has fireplace with wood burning stove and French doors to the garden. To the first floor are three double bedrooms, a shower room and a family bathroom. Bedroom three holds potential for walk in wardrobe / ensuite.

Outside

Outside the property has gardens that wraparound the cottage, mainly laid to lawn and patio. A separate decked garden is found to the rear of the cottage. The property benefits from a double garage that has a mezzanine level for further storage. A carport provides further storage and parking in addition to gravelled parking place. Opposite Maple Cottage is a communal area is for the enjoyment of all Elbury View residents.

Services

The property has gas central heating, mains electricity, water and drainage.

Local Authority

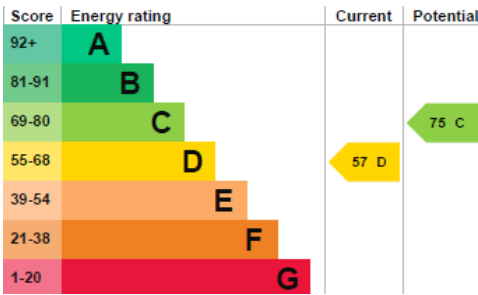
South Gloucestershire Council. Council Tax Band E
EPC Rating D

Tenure

Freehold

Ref: WER250097

Date: June 2026



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

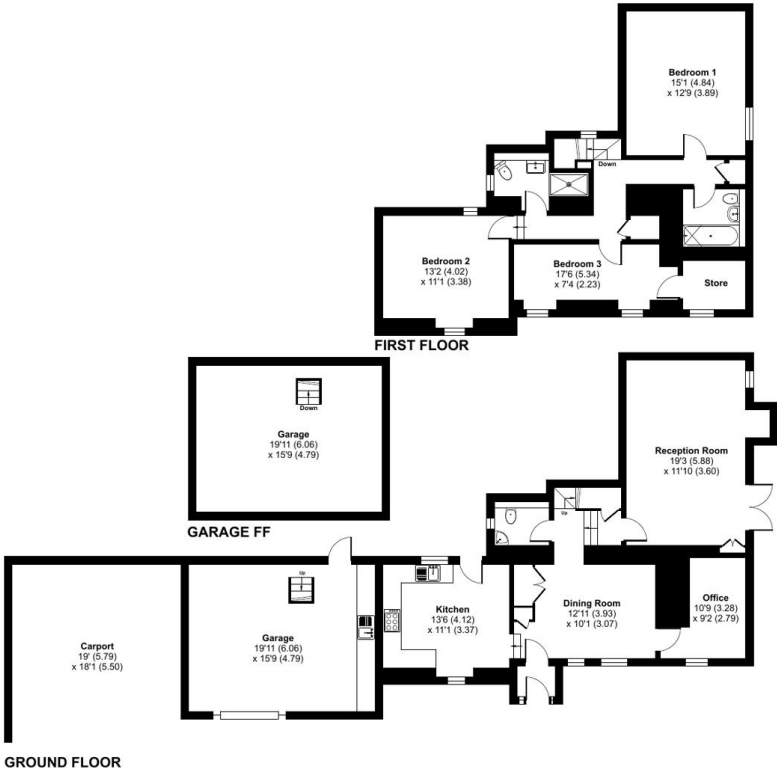
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



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Approximate Area = 1598 sq ft / 148.4 sq m (excludes carport)
Garages = 624 sq ft / 57.9 sq m
Total = 2222 sq ft / 206.3 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for DJ&P Limited. REF: 1326998