



**Fox Cottage, Park Street, Hawkesbury Upton, Badminton, GL9 1BA**



Semi-detached period cottage  
3 bedrooms  
Large living room with impressive inglenook  
fireplace  
Kitchen and breakfast room  
South-facing garden  
Off-street parking and garage  
Scope to upgrade  
Walking distance to village amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £375,000**

Approximately 1,096 sq.ft

‘Positioned down a quiet no-through lane close to the village High Street, this characterful semi-detached period cottage has a surprisingly spacious interior coupled with a south-facing garden, garage and parking’

### The Property

Fox Cottage is a characterful semi-detached period cottage with a deceptively spacious interior positioned down a quiet no-through lane in the very desirable village of Hawkesbury Upton and within short walking distance to the village shop, pub and primary school. The cottage is accompanied by off-street parking, a south-facing garden and a garage arranged at the rear. Extending to around 1,100 sq.ft, the accommodation is surprisingly spacious and well-proportioned, and presents the next owners the opportunity to put their stamp on the cottage with general upgrading. A front porch opens to the large reception room which has an impressive inglenook fireplace at the focal point with a wood-burning stove inset. Arranged at the rear overlooking the sunny garden, the timber fitted kitchen is open plan to a breakfast room. There is a separate utility room with rear access. On the first floor, there are three

bedrooms, two of which with built-in wardrobes. The bathroom has a shower over the bath.

To the front of the cottage, there is off-street parking for one vehicle over a paved driveway, whilst there is a vehicular right of way over the neighbours driveway to provide access to the garage. The garage has a side door connecting to the garden. The south-facing garden benefits from a good degree of privacy and is laid mostly to lawn with gravelled seating terraces and a small pond.

### Situation

Hawkesbury Upton is a highly sought after village surrounded by Cotswold countryside with the Badminton Estate home to the famous Badminton Horse Trials located only a few miles away. The village has a range of facilities including a popular primary school, two public houses, village shop, a post office,



farm shop and an active village hall whilst sporting facilities include tennis courts and a cricket ground. The market towns of Wotton-under-Edge and Tetbury are both within 10 miles which have a further range of amenities and schools. The village is in the catchment area for Katherine Lady Berkley and Gloucester Grammar schools are within easy reach. The village is conveniently located only a 10 minute drive to junction 18 of the M4, perfect for commuting to Bristol, Bath and London as well as the M5 for further travel. Yate train station is less than 10 miles away with regular services.

### Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, electricity and water. The property is within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Superfast broadband is available and there is good

mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. South Gloucestershire Council Tax Band D.

### Directions

From the A46, follow France Lane to Hawkesbury Upton. Proceed into the village and take the right hand turn by the war memorial. Bear right onto Park Street and locate the cottage down the lane on the right hand side.

Postcode GL9 1BA

What3words: ///windy.tadpole.stiletto









Total Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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