



**2 The Row High Street, Hawkesbury Upton, Gloucestershire, GL9 1AU**

18th Century period cottage  
Extended and improved accommodation  
4 double bedrooms, 2 bathrooms  
Spacious kitchen/family room  
Living room with fireplace  
West-facing garden  
Garage  
Centre of village close to amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £525,000**

Approximately 1,448 sq.ft

‘Tucked away in the heart of the sought-after village, this 18th Century cottage has been sympathetically improved and extended offering 4 bedroom accommodation’

## The Property

This traditional terraced period cottage is deceptive in size having been much improved and sympathetically extended in recent years. The cottage is located in the very heart of the sought-after village of Hawkesbury Upton, just a moment's walk from the shop and primary school. The accommodation has been well-presented and is arranged over three floors extending to around 1,450 sq.ft.

Arranged to the front overlooking the garden, there is the newly configured and spacious open plan kitchen/family room boasting beautiful limestone flooring complete with underfloor heating. The separate living room is dual-aspect with a door connecting to the garden and features a large fireplace with oil-burner inset as the focal point. Spanning over the

first and second floor, there are four double bedrooms and two bathrooms.

The cottage is positioned down a private shared drive. The pleasant garden has a westerly aspect in front of the cottage, landscaped with a lawn, planted borders and a secluded patio seating terrace. At the end of the terrace, there is an en-bloc garage providing private parking or ample storage with eaves storage above. There is a rear access behind the terrace where the oil tank is located.

## 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, and an active village hall. 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.

## Tenure & Services

We understand the property is Freehold with oil fired central heating, mains

drainage, water and electricity.

## Directions

Enter Hawkesbury Upton from the A46 along France Lane. Follow onto the High Street, passing the shop to the very centre and locate The Row on the right hand side. Postcode GL9 1AU. What3words: ///additives.left.outhouse

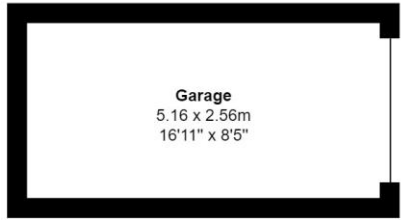
## Local Authority

South Gloucestershire Council

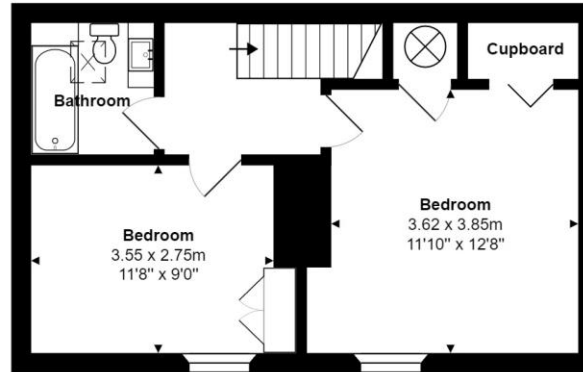
## Council Tax Band

E

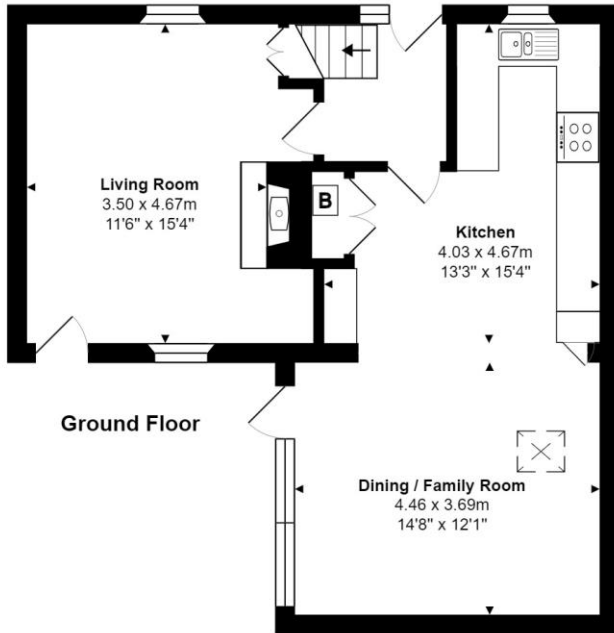




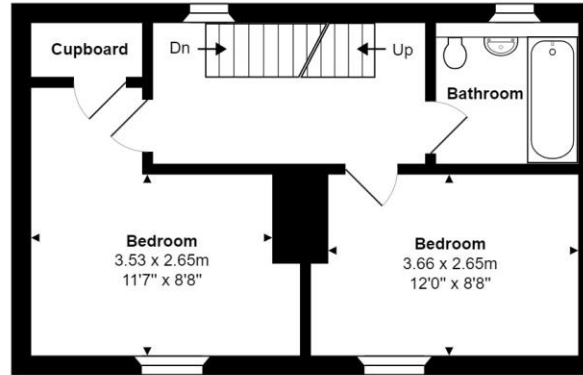
Garage not shown in actual location.



Second Floor



Ground Floor



First Floor



Total Area: 134.6 m<sup>2</sup> ... 1448 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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