

hunter
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Fernlea, High Street, Hawkesbury Upton, Gloucestershire GL9 1AU

A charming, semi-detached two-bedroom cottage with off-street parking and a pretty, enclosed low maintenance rear garden.

Fernlea is a beautifully maintained cottage that has recently undergone significant improvements by its current owner including the installation of a new impressive kitchen and modern shower room. The cottage bursts with charm and features including an exposed fireplace and ceiling beams.

On the ground floor the front door leads into an entrance porch with space to hang coats and store shoes. A further door opens into the living room which naturally splits into two halves; the sitting room and the dining area. The sitting room has an attractive exposed stone focal fireplace with a Charnwood wood burner inset on a stone hearth. There is also a window seat at the front of the room making another lovely feature, along with whitewashed, exposed beams. The stairs to the first-floor rise from the dining area, along with a useful understairs storage cupboard. Beyond the dining area is the recently updated kitchen, which is fitted with a range of wall and base units under solid wooden worktops. There is an integrated oven, hob and extractor hood, as well as a space and plumbing for a washing machine and space for a fridge freezer. The kitchen has a large window overlooking the garden which allows plenty of natural light to fill the room. At the far end of the ground floor is a rear lobby with a door to the garden and two cupboards, one of which houses the central heating boiler. Beside this is the shower room which has a white suite comprising a walk-in shower, wash hand basin set within a vanity unit, low-level WC and a heated towel radiator.

On the first floor there are two bedrooms, a double and a single. The double is at the front of the property and has a feature fireplace which makes a lovely focal point to the room.

Externally there is a low maintenance garden at the front with a raised bed and various shrubs. Beside this, and running along the side of the cottage, is a gravelled driveway that will comfortably park two vehicles. Beyond a Cotswold stone wall with a pedestrian gate inset is the rear cottage garden with an area laid to lawn, raised flower and shrub borders, two timber sheds, a log store and a raised terrace, making the perfect spot for outdoor entertaining.



We understand the property is connected to mains electricity, water and drainage. The central heating is fired by oil. Council tax band C (South Gloucestershire Council).

EPC – F.

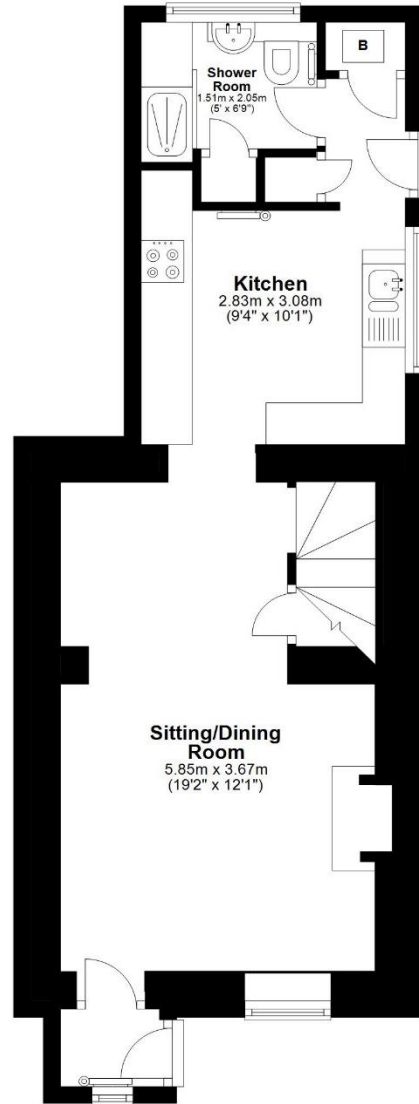
Hawkesbury Upton is a very well-situated village, with the towns of Tetbury, Chipping Sodbury and Wotton-Under-Edge all close by. Commuting connections to the motorway network are also very strong with both junctions on the M4 and M5 reachable within 9 miles. The village has a community run shop, an 'Ofsted Outstanding' primary school, active church community, a village hall and a pub to name just a few of the amenities on offer. The village is also within catchment to the popular Katharine Lady Berkeley Secondary School in Wotton-Under-Edge.

Guide Price £335,000



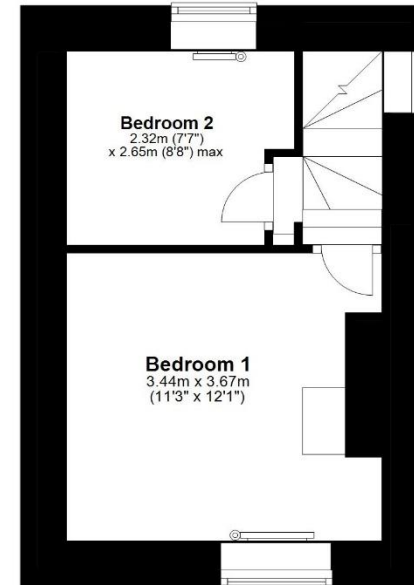
Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.4 sq. feet)



Total area: approx. 61.8 sq. metres (664.8 sq. feet)