

hunter  
french



Loxley, 9b Sandpits Lane, Hawkesbury Upton, Badminton GL9 1BD

An individually built, detached home tucked along a private driveway in the heart of the charming village of Hawkesbury Upton. The situation benefits a south facing rear garden, generous driveway and a double garage with adjoining storeroom.

Loxley is an impressive, detached home built approximately seven years ago, with high quality fixtures throughout and a thoughtfully designed layout that suits modern day living. The accommodation is set across two floors reaching approximately 1,510 sq.ft. The layout has the bedrooms split across the two floors, meaning it caters for all, with level access and bathrooms on both levels. Outside there is a detached double garage also finished to a very high specification with underfloor heating, automated garage doors and access to a generous attic space coupled with a further adjoining storeroom.

The property is entered into a porch with space for coat and shoe storage before a secondary door that opens into the main entrance hallway. This area sits centrally within the property and provides access to all the ground floor rooms, as well as an oak staircase that rises to the first floor. There is a solid wooden, patterned parquet floor through the hallway and solid oak floorboards have been fitted in the rest of the living spaces, with the benefit of underfloor heating throughout the ground floor. To the left-hand side of the hallway is the open-plan living space that combines the kitchen, dining area and sitting room. The kitchen is found to the front of the property and enjoys a vaulted ceiling with exposed beams, whilst the kitchen itself comprises beautiful bespoke, wooden hand-built units that include a larder cupboard, central island and a double Belfast sink all finished in solid oak worktops. There is an integrated dishwasher and microwave, along with space for an electric range cooker and an American style fridge freezer. Within the vaulted space above the kitchen is access to cupboards that cleverly house the hot water cylinder. The dining area sits centrally within the room, with a side window letting in natural light, and the sitting room is at the rear of the property complete with bi-folding doors to the garden as well as a focal fireplace with an oak mantle and a wood burner inset. Beside the kitchen is access to a newly added utility room that has matching, bespoke units with a further Belfast sink and store cupboards plus space and plumbing for a washing machine and tumble dryer stack. A stable door from here opens into the rear garden.

Across the hallway two of the four double bedrooms can be found, along with the principal bathroom. The bathroom is tastefully finished with a slate floor, natural stone tiled walls and a white suite that includes a shower over the bath and a wash basin set within a vanity unit and low-level W.C.

Rising to the first floor are two further double bedrooms, both of which have accompanying stylish en-suite facilities, fitted wardrobes and a pleasant view across the village and countryside that surrounds. The master bedroom enjoys a dual aspect and is a spacious room, filled with natural light.



Externally, the rear garden enjoys a due south facing aspect with a patio terrace that reaches the width of the property – perfect for outdoor dining and entertaining during the summer months. The remainder of the rear garden is laid to lawn with planted flower borders that run around all sides, plus access is found to both sides of the house. At the front the property is approached via a shared, private driveway with the neighbouring house. Once passing via a pillared gateway, the spacious driveway belonging to Loxley offers off-street parking for multiple vehicles along with the insulated double garage with sectional automated doors, underfloor heating, power, light and a fully boarded loft space accessed by a ladder. There is also an EV charging point fitted.

We are informed that the property is connected to mains electricity, water and drainage. The central heating is via an air source heat pump. Council tax band D (South Gloucestershire Council). The property is freehold.

EPC – B(81).

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 and also just a short drive to the highly regarded Westonbirt School on the outskirts of Tetbury.



Guide Price £695,000



## Ground Floor

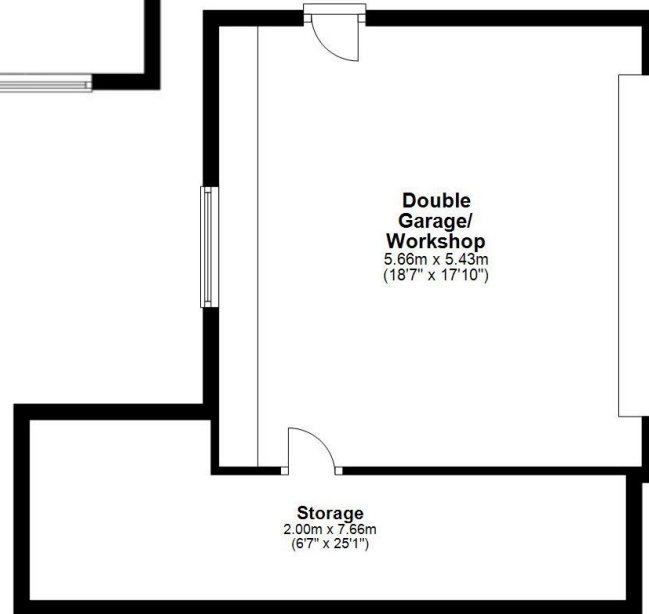
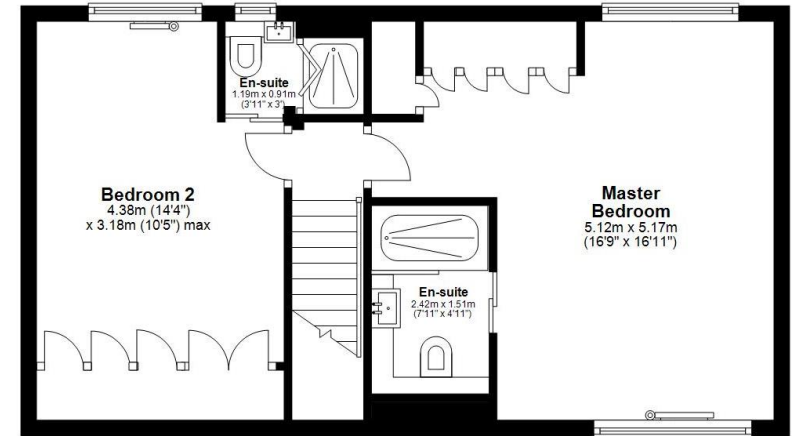
Main area: approx. 91.9 sq. metres (989.2 sq. feet)

Plus garages, approx. 30.7 sq. metres (330.9 sq. feet)  
Plus storage, approx. 14.0 sq. metres (150.9 sq. feet)



## First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Main area: Approx. 140.3 sq. metres (1510.6 sq. feet)

Plus garages, approx. 30.7 sq. metres (330.9 sq. feet)  
Plus storage, approx. 14.0 sq. metres (150.9 sq. feet)