

hunter  
french



3 Upper Highfields, Hawkesbury Upton, Badminton, GL9 1FB

An immaculately appointed village home boasting four bedrooms, a private rear garden and off-street parking for at least four cars, plus a detached single garage.

Upper Highfields is a small development built 10 years ago and comprises just three detached homes tucked into a peaceful corner of the village, yet within a few moments walk of the High Street with its public house, village stores and primary school. This particular home borders the village cricket ground and tennis courts and enjoys a south westerly facing rear garden. The accommodation enjoys a practical layout to suit modern day living and is set across two floors reaching approximately 1,365sq.ft.

The front door is covered by an attractive, oak framed canopied storm porch, which then leads into the entrance hallway. This sits centrally within the ground floor with oak Amtico flooring and provides doors to the sitting room, kitchen/dining room as well as a handy downstairs cloakroom with W.C, and an attractive oak staircase sits to the end of the hallway with a useful cupboard underneath. Across the front of the property is the light filled kitchen and dining room, owing to the two windows to the front aspect. The window to the dining end of the room is a box bay with bespoke cabinetry built within that comprises both storage and a window seat. The second half of the room has a sympathetic range of fitted Shaker wall and base units fitted into an 'L' shape and are finished with a solid oak worktop and a ceramic sink and drainer unit. There are integrated appliances that include a dishwasher and fridge freezer, as well as a freestanding range cooker that comes with the property. The room is beautifully finished with a flagstone floor throughout and underfloor heating. Beside the kitchen is a useful utility room with further fitted units, a sink, space and plumbing for a washing machine and tumble dryer, plus the owners have a water softener fitted. A half glazed external doorway opens onto a side pathway out to the garden. Across the rear of the ground floor is the generously proportioned sitting room which has a window and bi-folding doors overlooking the garden. A central, focal chimney breast creates a natural feature between the window and doors and has a wood burner installed to really create a cosy room during the colder months.

Arriving at the first floor is a galleried landing that is filled with natural light owing to a skylight window. The landing provides access to all four bedrooms and the principal bathroom. The master bedroom sits to the rear of the property and is accompanied by an en-suite shower room. The three further bedrooms are also double in proportions with one benefitting from a collection of fitted wardrobes. The smallest of the four has a fitted bookcase and desk unit and is currently used as study. The bathroom comprises a white suite with a freestanding bath and separate shower, along with a wash hand basin sat within a vanity unit and a W.C.



Externally the property has a low maintenance front garden that is laid to lawn and enclosed by a low-level Cotswold stone wall. Beside the property is a driveway providing off-street parking for at least four cars ahead of a single garage. The garage has power and lighting plus an electrically operated up-and-over door and a personnel door into the rear garden. The rear garden is a very pleasant space that has been thoughtfully landscaped into various areas. Immediately behind the property is a patio terrace across the rear of the house that flows onto a lawn with flower and mature shrub borders. A wooden trellised archway that is covered with climbing plants opens into a further area behind the garage. This is again laid to lawn with a rear access gate and in one corner is a gazebo with a bench seat providing an area to sit and look across the garden. The third area is a kitchen garden with raised beds and a collection of fruit trees including an apple, pear and cherry. There is a useful timber store here too, which combines a log store and garden shed. Double gates border this area opening onto the driveway, should a new owner wish to reassign this part of the garden. A unique addition to the garden is a water harvesting plant, which collects the rainwater from the house and garage into an underground tank with a pump and tap for the garden.

We are advised the property is connected to mains electricity, water and drainage. The central heating is fired by oil. The property also benefits solar panels on the southern side of the roof space. Council tax band E (South Gloucestershire Council). The property is freehold.

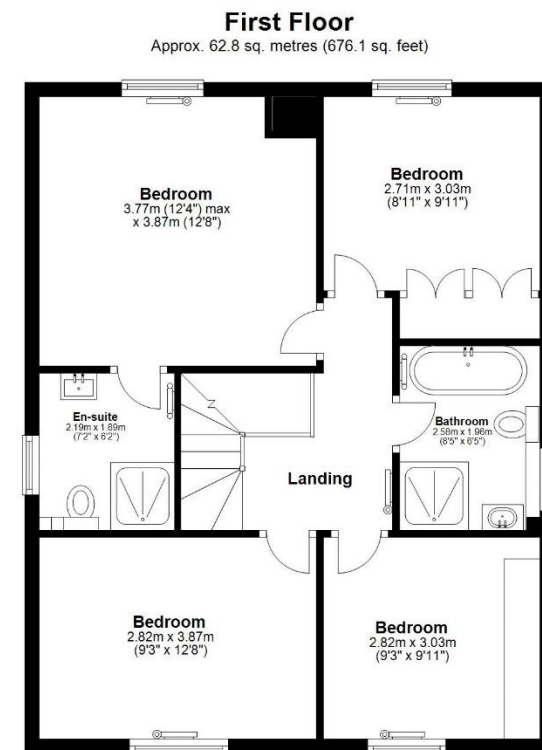
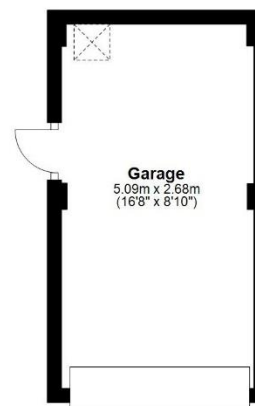
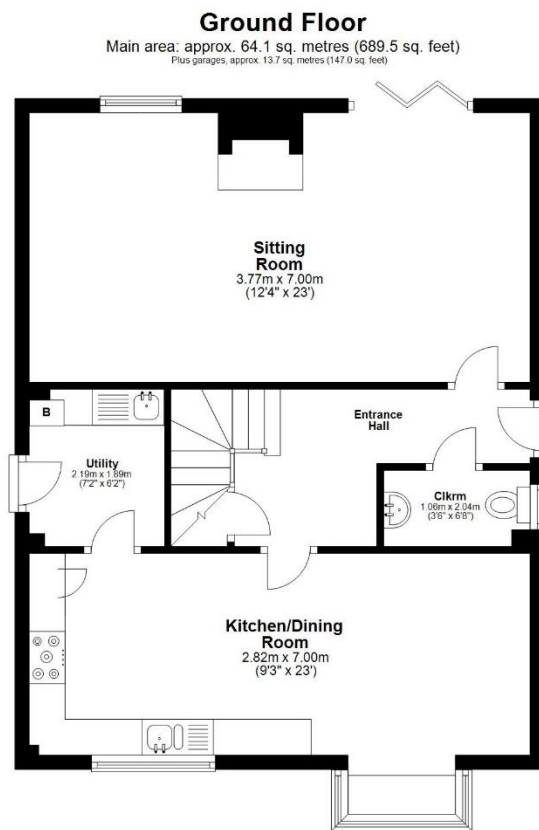
EPC – C (77)

# Guide Price £695,000



## Situation

Hawkesbury Upton is a very well-situated village, with the towns of Tetbury, Chipping Sodbury and Wotton-Under-Edge all within close proximity and all offering the essential day to day amenities. The village does have its own community run shop, a well-regarded 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 renowned Westonbirt School and Arboretum on the outskirts of Tetbury. Commuting connections to the motorway network are also very strong with both junctions on the M4 and M5 reachable within 9 miles.



Main area: Approx. 126.9 sq. metres (1365.6 sq. feet)  
Plus garages, approx. 13.7 sq. metres (147.0 sq. feet)

Wotton-under-Edge Office  
32 Long Street  
Wotton-under-Edge  
GL12 7BT

Town and Country Specialists

01453 796333  
wotton@hunterfrench.co.uk  
www.hunterfrench.co.uk