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Kosy Kot, France Lane, Hawkesbury Upton, South Gloucestershire, GL9 1AS

A charming, extended three-bedroom semi-detached cottage with two garden studios (one currently used as an additional bedroom) and an exceptional garden reaching 95 metres (approx.) with uninterrupted countryside views beyond.

Situated on the outskirts of this popular village, Kosy Kot has been a cherished family home to the current owners since 2012. The original part of the cottage dates back to the mid-1800s and is believed to have been extended in the 1970s and then again by the current owners in 2013. In their ownership they have sympathetically modernised the house throughout, added a ground floor extension to create an impressive open plan kitchen/dining/living area, switched the heating to an air source heat pump and installed underfloor heating to the entire ground floor.

The property is entered into a handy entrance porch with space to hang coats before leading into the sitting room. This room sits in the original part of the cottage and is a welcoming room with an exposed stone fireplace and a wood burning stove inset, making a real focal point to the room. The opposite wall also has exposed stonework and a bespoke built in storage cabinet. Between the sitting room and the kitchen is an inner lobby/utility room with space and plumbing for a washing machine and lots of practical storage space. Off this room is a downstairs WC and a further cupboard housing the hot water cylinder. To one corner of the room is an open tread, turned staircase rising to the first floor with a wine store inset and a recess to one wall with built-in bookshelves. The extended kitchen/dining/family room is an outstanding space filled with natural light from the window, two Velux windows and part-glazed stable door leading out to the rear garden. There is a traditional country cottage style fitted kitchen situated to one end, complete with a central island unit and space for stools, aiding the social nature of this room.

Upstairs there are three well-proportioned double bedrooms all accessed from the landing. The master bedroom enjoys superb views across the rear garden and countryside beyond. A luxurious bespoke family bathroom comprises a white suite with a deep bath with shower over, wash hand basin set within a vanity unit and WC. The room possesses superb discrete storage.

Externally, there is a block paved driveway at the front and side of the house providing off road parking for several vehicles. The rear garden reaches 95 metres (approx.) and is predominantly laid to lawn with established borders, raised beds and several specimen trees. The current owners have built two bespoke timber framed, larch clad and fully insulated studios with sedum roofs and automated light chimneys. The two room studio closest to the house is currently used as a fourth bedroom with an ensuite cloakroom and an adjoining craft/sewing room which could also be a study, office or hobby space. The second studio is currently used as a workshop. Set in between the studios is a built-in enclosed timber and bin store.

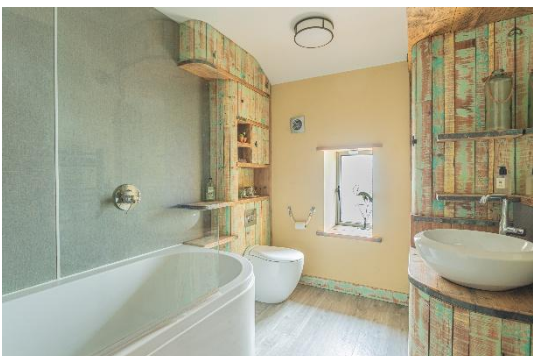




The property is connected to mains electricity, water and drainage. The heating is provided by an air source heat pump. A water softener has been installed. Council tax band E (South Gloucestershire Council). The property is freehold.

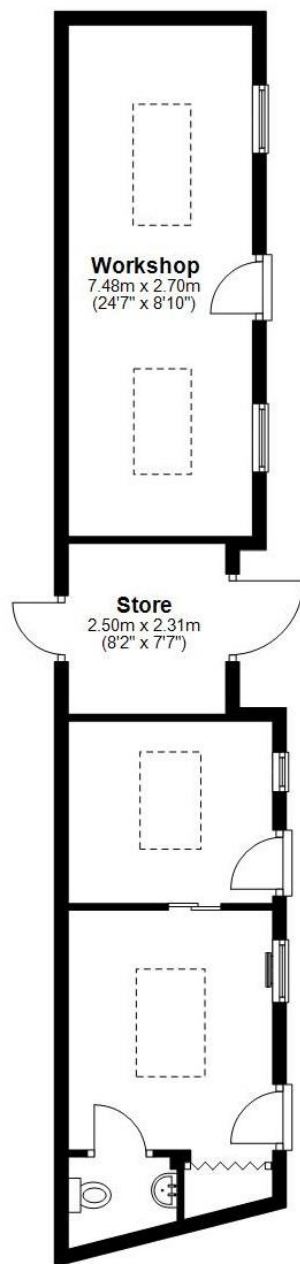
EPC – E(44).

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, a primary school, active church community, a village hall and two pubs 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.



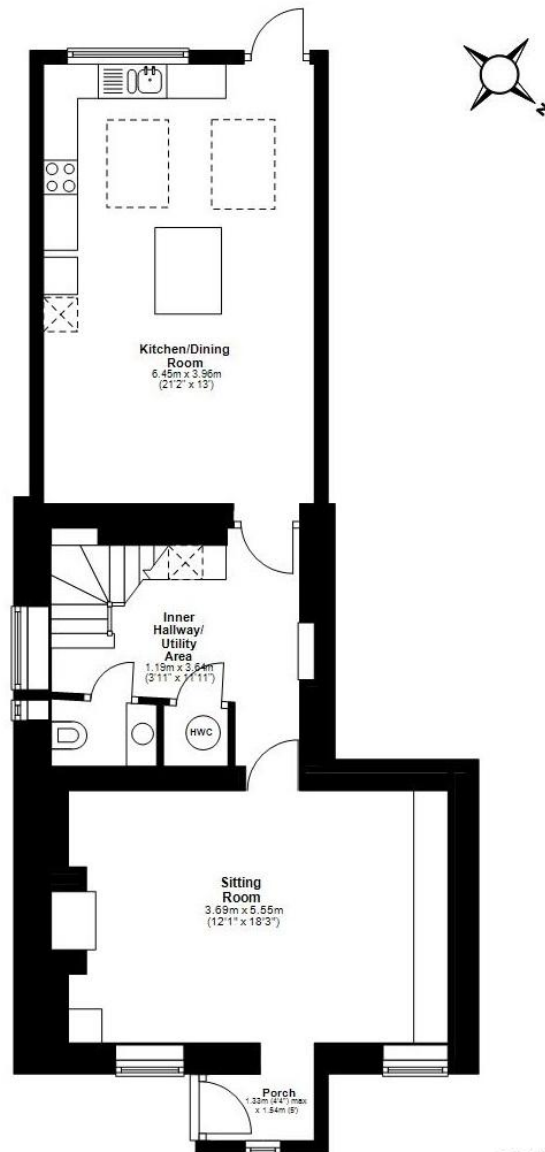
Guide Price £645,000





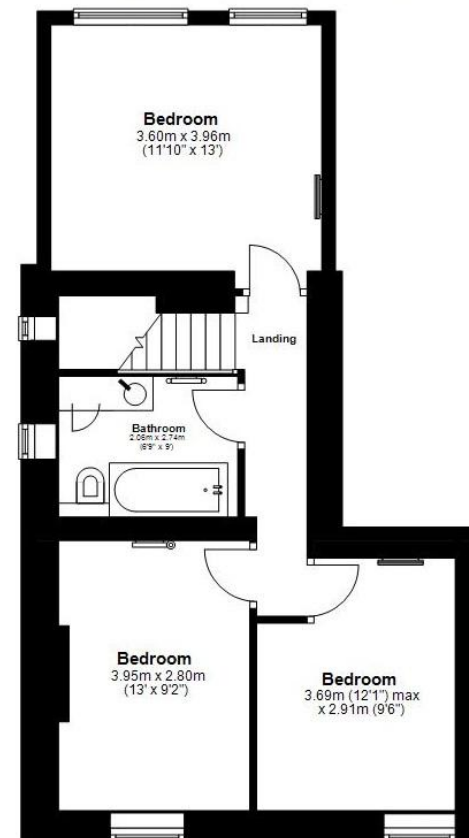
Ground Floor

Main area: approx. 65.5 sq. metres (704.9 sq. feet)
Plus outbuildings, approx. 48.3 sq. metres (520.4 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Main area: Approx. 115.7 sq. metres (1245.5 sq. feet)
Plus outbuildings, approx. 48.3 sq. metres (520.4 sq. feet)