



hunter
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22 Sandpits Lane, Hawkesbury Upton, South Gloucestershire, GL9 1BD

An extended four-bedroom family home situated in the charming and well-positioned village of Hawkesbury Upton, featuring off-street parking and a landscaped rear garden.

This fantastic property has been a much-loved home for many years and is now ready for another family to call their own. The property has been extensively extended to one side in more recent years with annex potential in mind and now offers well-appointed and versatile accommodation set across two floors, reaching approximately 1,263sq. ft.

Entering via the front door, you step into a porch with space thoughtfully utilised for coat and shoe storage. Directly ahead are stairs to the first floor, and to the left is a door leading into the open-plan living area. This L-shaped space combines sitting and dining areas with a contemporary fitted kitchen. The dual-aspect layout makes this the natural hub of the home, perfect for entertaining and everyday family life. French doors open from the dining area onto the rear patio terrace. The kitchen is well equipped with a generous range of wall and base units and a full suite of integrated appliances, including a double electric oven, an electric hob with extractor hood above and a dishwasher. The sitting area is positioned at the front of the room and features a chimney breast with an electric feature fireplace. Beyond the kitchen is an inner lobby with a selection of fitted larder-style cupboards and a built-in store housing the hot water cylinder. At the end of the lobby, a door opens into a further reception room, ideal as a study, playroom, or second snug. Completing the ground floor is a utility room with additional fitted units and space/plumbing for a washing machine and tumble dryer. Adjacent to the utility room is a cloakroom with W.C. An external door from the utility room provides further access to the garden.

Upstairs, the landing provides access to all four bedrooms, the family shower room, and a hatch to one half of the attic space. The master bedroom, located in the newer portion of the house, includes an en-suite shower room and a second loft hatch to additional attic space. The remaining three bedrooms are all well-proportioned, with one benefiting from fitted wardrobes. The family shower room has been recently updated with a modern suite and contemporary tiling throughout. A walk-in shower occupies one side of the room with a decorative glazed screen, while the wash basin and W.C. are set within a useful vanity unit.

The property is connected to mains electricity, water, and drainage. Central heating is via an air source heat pump.

Council Tax Band: B (South Gloucestershire Council). The property is freehold.

EPC – TBC.



Externally, a shingle-laid driveway at the front of the house provides ample off-street parking. The rear garden is a generous size and has been landscaped to include a sizeable patio terrace spanning the rear of the house. Beyond this, raised by sleepers and a couple of steps, is a level lawn. At the end of the garden are multiple outbuildings, including two storage sheds and a summer house, along with another shingle area for garden furniture.

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.

Guide Price £485,000



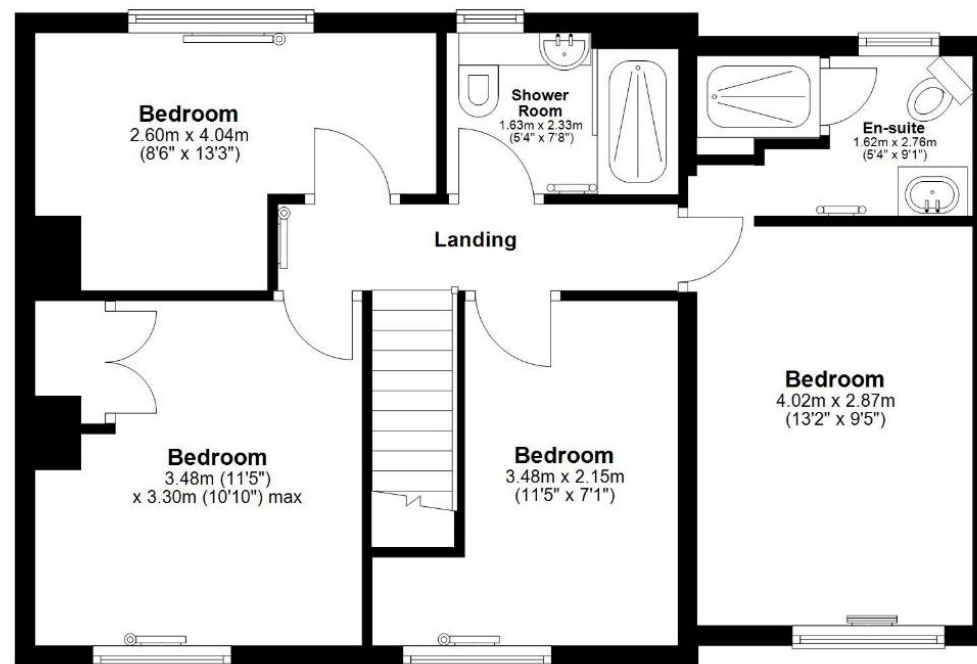
Ground Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 117.4 sq. metres (1263.9 sq. feet)