



**Yew Tree Bungalow, High Street, Hawkesbury Upton, Gloucestershire, GL9 1AU**

Well-proportioned detached bungalow  
Immaculate accommodation  
4 bedrooms  
Open plan kitchen/dining room  
configuration  
Living room and all-weather conservatory  
Bathroom and en-suite  
Beautifully designed manicured gardens  
Private parking and double garage  
Walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £725,000**

Approximately 1,458 sq.ft.

‘Set in this highly sought-after village, this well-proportioned detached bungalow offers immaculate accommodation and beautifully manicured gardens’

### The Property

Yew Tree Bungalow is an immaculate well-proportioned detached bungalow situated in the ever popular village of Hawkesbury Upon just a short level walk to the village shop and other amenities. The property has been beautifully updated, superbly maintained both inside and out, as well as extended creating a sizable home with around 1,458 sq.ft of accommodation.

The principal living accommodation is arranged to the side overlooking the garden aspect comprising a living room, open plan kitchen/dining room, and conservatory. The living room has a gas fireplace and double patio doors connecting to the garden. The kitchen is fitted with granite worktops and integrated appliances including a washing machine, dishwasher and fridge. A utility room adjoins the kitchen with rear access. The all-weather conservatory can be enjoyed all year round benefitting from an ultraframe 360 roof. There are four bedrooms, three of which with

custom-built wardrobes. The main bathroom is equipped with both a bath and a shower unit, whilst the principal bedroom has an en-suite wet room. There is a large wool insulated attic above which has scope, subject to planning.

Externally, the property is approached over a private driveway providing off-road parking for several vehicles in front of the double garage. The garage has loft storage above as well as lighting and power connected. The gardens are a wonderful feature having been beautifully manicured and thoughtfully designed. The main garden area lies to the side landscaped with a good-sized lawn, patio terraces, water feature, and planted borders. Behind the bungalow there is a further bistro style patio area.

### Situation

Hawkesbury Upton is a highly sought after village surrounded by Cotswold countryside with the Badminton Estate home to the



famous Badminton Horse Trials located only a few miles away. The village has a range of facilities including a popular primary school, two public houses, village shop, a post office, and an active village hall. Sporting facilities include tennis courts and a cricket ground. The market towns of Wotton-under-Edge and Tetbury are both within 10 miles which have a further range of amenities and schools. The village is in the catchment area for Katherine Lady Berkley and Gloucester Grammar schools are within easy reach. The village is conveniently located only a 10 minute drive to junction 18 of the M4, perfect for commuting to Bristol, Bath and London as well as the M5 for further travel. Yate train station is less than 10 miles away with regular services.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Gas bottles connect to the fireplace. The Grant Vortex combi-boiler is 5 years old.

### Directions

From the A46, enter the village from France Lane and continue onto the High Street. Proceed through the village towards Hillesley and as the lane descends down a small hill, locate the property on the left hand side. Postcode GL9 1AU.

What3words: ///heaven.ever.simulates

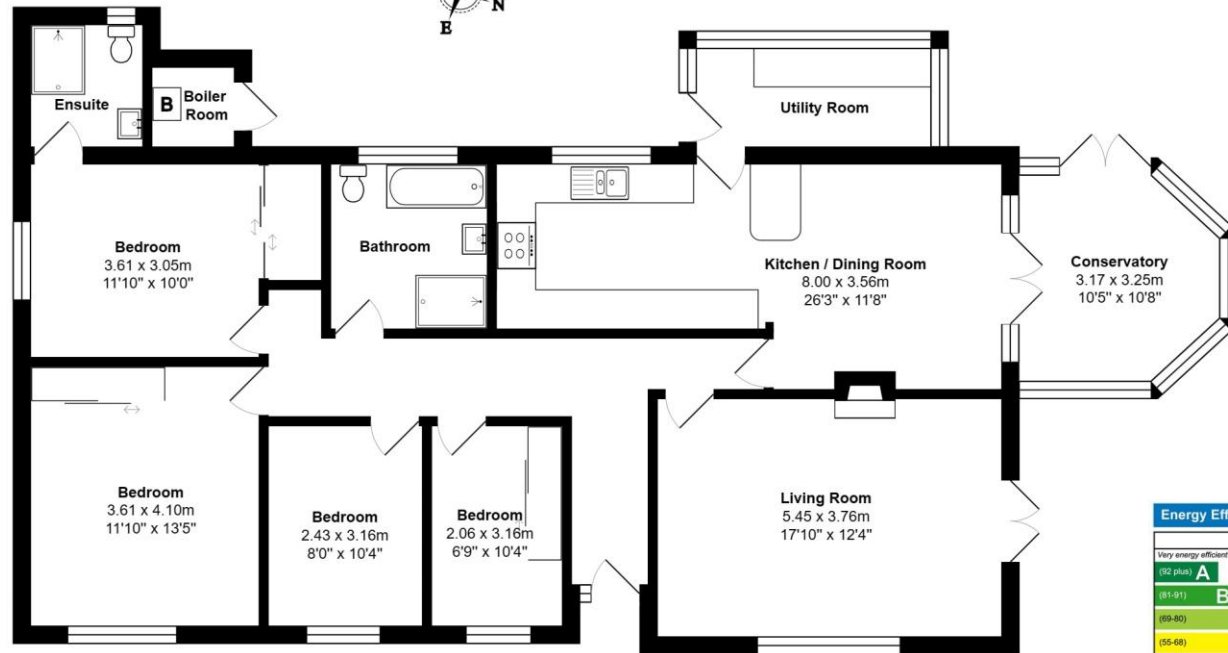
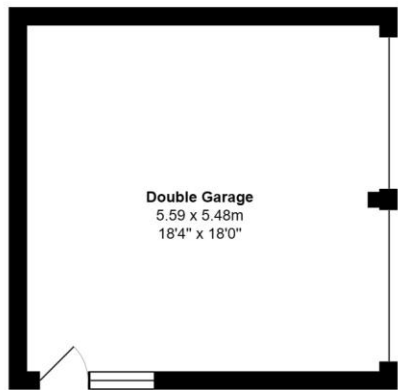
### Local Authority

South Gloucestershire Council

### Council Tax Band

E





Total Area: 135.5 m<sup>2</sup> ... 1458 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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