



JAMES PYLE & CO.

Sunnyside, Back Street, Hawkesbury Upton, South Gloucestershire, GL9 1BB

Pretty period cottage
Desirable Cotswold village
2 double bedrooms
Open plan ground floor layout
130ft west-facing garden
Walking distance to amenities
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £385,000

Approximately 872 sq ft

‘A pretty period cottage with an enchanting 130ft long westerly garden’

The Property

Sunnyside is a pretty period cottage located in the ever-popular village of Hawkesbury Upton just a short level walk to amenities including the shop and pub. With a quintessential natural stone exterior, the cottage has a fashionable modern open plan arrangement internally whilst incorporating the period charm such as exposed stone features and fireplace. Behind the cottage is a superb 130ft long garden filled with colourful stock flowers. The accommodation extends in all to 872 sq.ft. The ground floor open plan layout includes a living room with wood burning stove, dining area with a stained-glass window and stairs up, and a fitted kitchen complete with integrated appliances and stable door out to the garden. On the first floor, there are two double bedrooms and a bathroom with shower over the bath.

The impressive garden needs to be seen to be truly appreciated. Thoughtfully landscaped with a large, paved sun terrace alongside a timber store and potting shed whilst beyond there is an impressive cutting garden filled with colourful specimens. Benefitting from a west-facing aspect, the garden also has the advantage of side access. On street parking is readily available on the street at the front.

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 whilst 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.

Additional Information

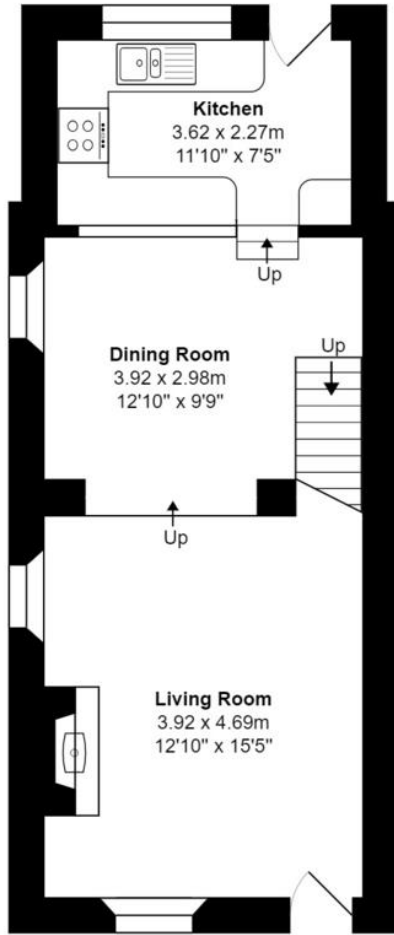
We understand the property is Freehold with electric heating, mains drainage and water. The property is within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Superfast broadband is

available and there are some restrictions to mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. South Gloucestershire Council Tax Band C.

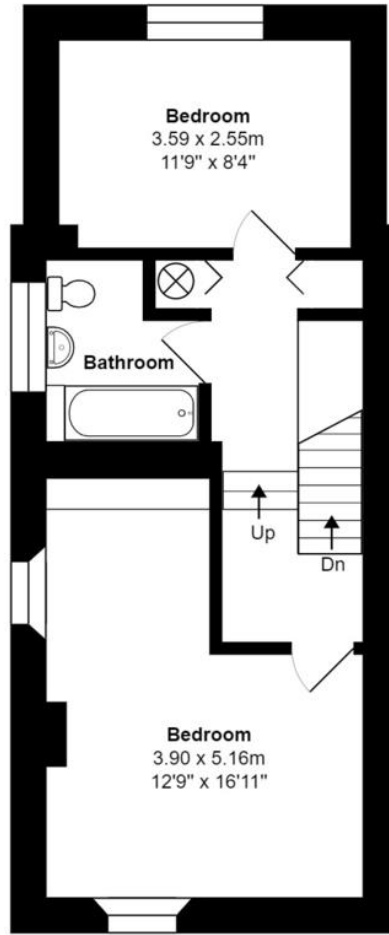
Directions

From the A46, follow France Lane into Hawkesbury Upton. By the war memorial, take the right hand turn into Park Street and continue the road around onto Back Street. Locate the property up the top of the lane on the left hand side. Postcode GL9 1BB. What3words: ///healers.leans.concluded





Ground Floor



First Floor

Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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