



JAMES PYLE & Co.



Hawthorn View, Luckington Road, Acton Turville, South Gloucestershire, GL9 1HG

Individually built detached house
Sought-after village with amenities
4 bedrooms
Dual-aspect living room with fireplace
Modern fitted kitchen/dining room with
bi-fold doors
Bathroom and en-suite
Sunny south-facing garden
Generous off-street private parking
Excellent road networks to the M4, Bath
and Bristol



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £595,000

Approximately 1,290 sq.ft excluding attic and
outbuilding



‘Situated within this popular village close to
amenities, this individually built detached house
offers generous private parking and a sunny
south-facing garden’

The Property

Hawthorn View is an individual detached house located in the ever popular village of Acton Turville with amenities available within walking distance plus easy convenient driving distance to the M4. Individually designed and constructed in 2007, the property offers well-appointed accommodation extending to around 1,290 sq.ft.

Internally, the ground floor opens to an entrance hall through a front porch with a WC off and under stairs storage. The two principal rooms are both dual-aspect comprising a living room and kitchen/dining room. The living room features a fireplace and double doors to the garden, whilst the kitchen/dining room has bi-fold doors flowing out to the sunny garden. The kitchen units have been updated finished with a breakfast bar. A useful utility room provides rear access. On the first floor there are four bedrooms all boasting built-in storage. There is a family bathroom

plus an en-suite bathroom adjoining the main bedroom. Accessed via a drop down ladder, a substantial attic room was designed ready for a loft conversion if desired. The attic room is a usable space with a window and carpet.

Sitting centrally within the plot, the property has ample off-street parking at the front for numerous vehicles whilst the garden is arranged at the rear. The garden benefits from a sunny south-facing garden and has an outbuilding garden store with power and lighting. The garden is landscaped for easy maintenance with a patio terrace and lawn, and is fully enclosed.

Situation

The village of Acton Turville is situated on the Gloucestershire/Wiltshire boarder adjoining the historic Badminton Estate home to the world famous Badminton Horse Trials. The village amenities include a shop, post office, popular primary school, a public house and a

small church. Further shopping facilities can be found in the market town of Chippenham, about 11 miles away, or the cultural city of Bath, about 12 miles away, which offers an extensive range of facilities and schooling options. There are frequent London bound train services at Chippenham and Bath and being just 4 miles from Junction 18 of the M4 the village is particularly well located for providing access to London, Bristol, the south and the Midlands.

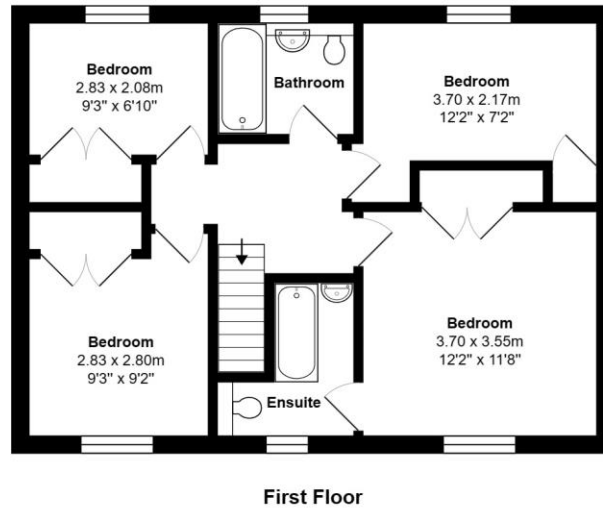
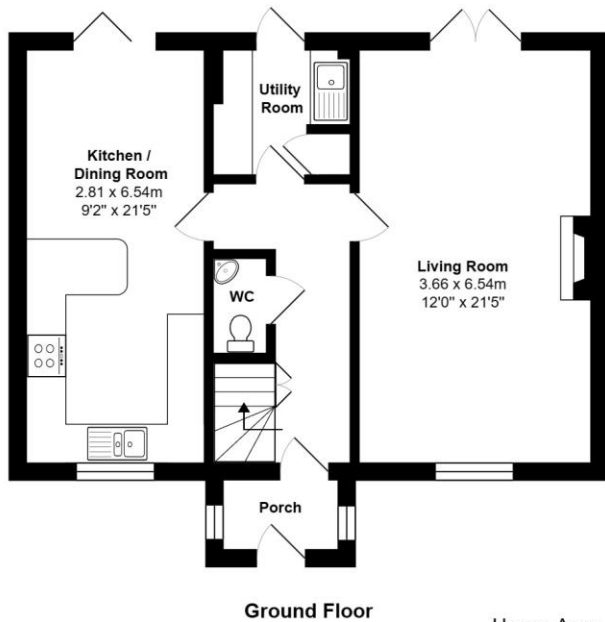
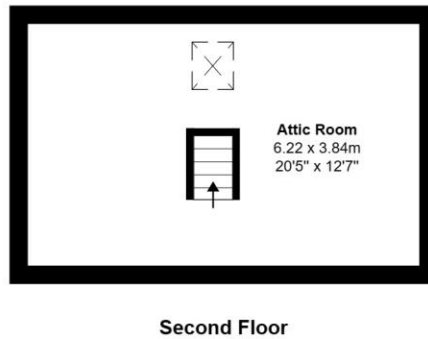
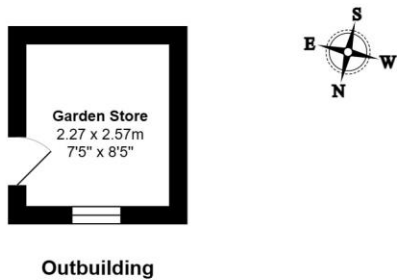
Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. South Gloucestershire Council Tax Band E.

Directions

From Luckington, follow the B4040 to Acton Turville. Enter the village and after the bend locate the property on the left hand side. Postcode GL9 1HG. What3words: [///interlude.twit.visit](https://www.what3words.com/interlude.twit.visit)





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 71 | 81 |
| | EU Directive 2002/91/EC | |

House Area: 119.8 m.sq ... 1290 sq.ft (excluding attic)

Total Area: 149.5 m² ... 1609 ft²

All measurements are approximate and for display purposes only

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