



JAMES PYLE & Co.



Malthouse Cottage, High Street, Hawkesbury Upton, Gloucestershire, GL9 1AU



Grade II Listed period cottage  
Abundance of charm with original features  
Deceptively spacious accommodation  
4 bedrooms, 2 bathrooms  
2 reception rooms  
Aga kitchen/breakfast room  
Landscaped south-facing garden  
Double garage and private parking  
Centre of village close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £715,000

Approximately 1,907 sq.ft excluding garaging



‘Located in the heart of the village close to amenities, this characterful Grade II listed cottage has retained original features and offers family sized accommodation of over 1,900 sq.ft.’

### The Property

This characterful and deceptively spacious cottage is centrally located within the sought-after village of Hawkesbury Upton conveniently just a short level walk to amenities including the village shop and primary school. Dating backing to 1754 and Grade II listed, the cottage has a colourful history formerly the brewery to the adjoining coach house and has retained a wealth of features including the original winch wheel and ship timbers within the attic room. The family sized accommodation spans over three floors extending to over 1,900 sq.ft. and has been well-maintained and presented.

The ground floor layout includes a generous, light and airy 25ft living room with a cosy wood-burning stove inset a traditional stone fireplace. The kitchen/breakfast room is fitted with cream country style modern units, oak worktops, integrated appliances, an Aga, and separate hob and oven. There is an adjoining

separate dining room, plus an entrance hall and utility/WC. On the first floor there are three bedrooms including the principal bedroom which is equipped with fitted wardrobes and an adjoining en-suite bathroom. A shower room serves the other bedrooms. The top floor comprises an impressive attic bedroom with characterful timber beams and is spacious enough to incorporate a home office area with a lovely outlook across fields.

Externally, the south-facing garden has been landscaped to make excellent use of the space with a large patio terrace and curved lawn bound by Cotswold stone walling. There is a detached double garage at the foot of the garden with private parking for several cars. The garage has power connected and and electric door.

### 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.

### Additional Information

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 and a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. South Gloucestershire Council Tax Band F.

### Directions

From the A46, enter Hawkesbury Upton via France Lane and proceed onto the High Street. Locate the cottage half way on the left hand side just before the Beaufort Arms.

Postcode GL9 1AU

What3words: ///sweeter.ripen.mentions



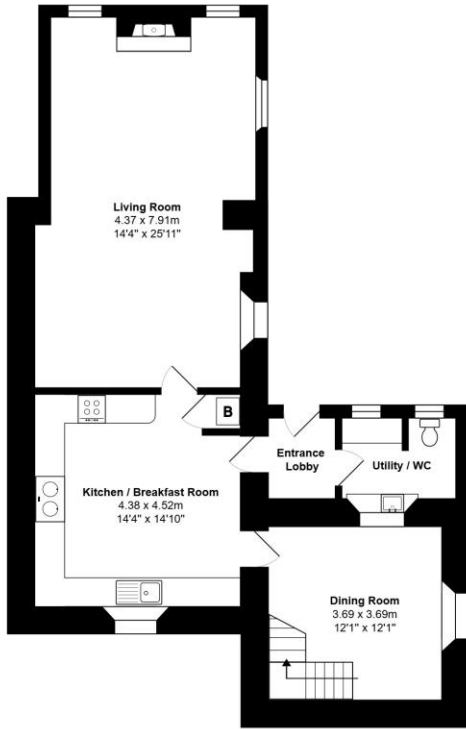
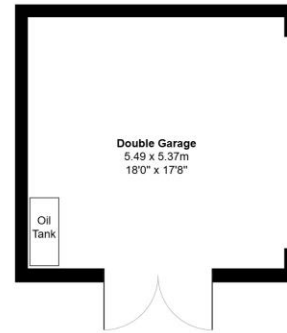




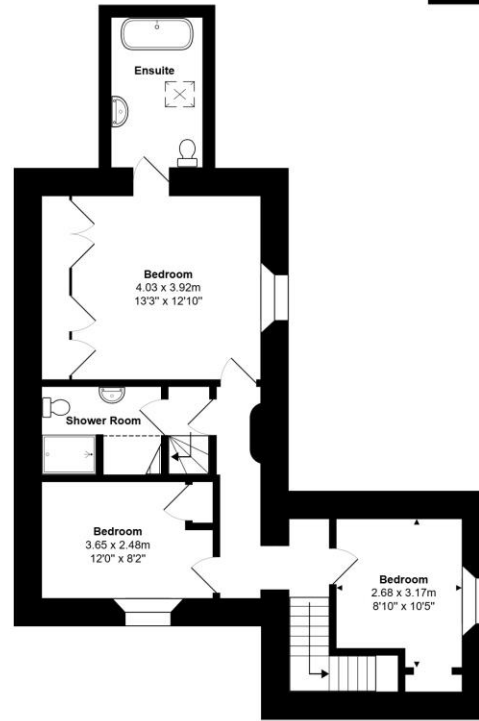


Total Area: 177.2 m<sup>2</sup> ... 1907 ft<sup>2</sup> (excluding double garage)

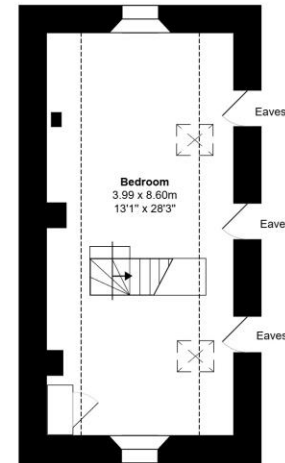
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor



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