



21 St. Wulfstan Close, Hawkesbury Upton, Gloucestershire, GL9 1BE



Detached Cotswold stone modern cottage  
 Impressive individual design built in 2023  
 Air source heat pump and underfloor heating  
 4 bedrooms, 2 bathrooms  
 2 reception rooms  
 Garage, driveway parking and EV charging  
 Private garden  
 5 minute level walk to the village centre  
 Easy access to countryside walks  
 No chain



**Price Guide: £625,000**

Approximately 1,410 sq.ft excluding garage

‘Situated within the impressive Rutherstone development towards the edge of the village, this immaculate Cotswold stone modern 'cottage' is finished to a very high quality’



## The Property

This superbly appointed detached Cotswold stone house is situated within a quiet private close towards the rural edge of the village of Hawkesbury Upton with walks directly into the surrounding countryside just a short distance away and the village centre within a 5-minute walk. Hawkesbury Upton is renowned for its strong community and various amenities including a shop, pubs, school, and sporting facilities.

Forming part of the exclusive Rutherstone development comprising 22 homes built in 2023 by Spitfire Homes, the properties were sympathetically designed in keeping with the Cotswold Area of Outstanding Natural Beauty and number 21 is the only one built within the ‘Greenwell Cottage’ double-fronted design. The property was built to an impressive standard boasting an air source heat pump, under floor heating, and high-quality fittings while the whole is immaculately presented. There is the benefit of a remainder of a 10-year NHBC warranty and a water softener.

Entered through an oversized front door to a

spacious entrance hall with a bespoke staircase and ceramic tiled flooring, the accommodation extends to over 1,400 sq.ft. and includes two reception rooms. The living room of which is triple aspect and has been upgraded with a wood-burning stove. At the rear, the kitchen/dining room has bi-folding doors to a private patio which also connects to the living room. The kitchen is finished with Silestone Quartz worktops, sleek handleless cabinetry, and integrated Neff oven, combi-microwave, induction hob, and Zanussi dishwasher and fridge/freezer. There is a separate utility room with side access in. Upstairs, there are four bedrooms comprising two doubles with fitted wardrobes, a third double, and a fourth single bedroom. There is an en-suite shower room to the main bedroom, and a family bathroom fitted with both a bath and shower.

To the side of the house, there is a driveway with an EV charging point leading up to the garage. The garage has a remote-operated up-and-over garage door and power connected. Arranged at the rear, the garden is landscaped with a secluded patio terrace and a lawn bound by timber fencing and planted borders.

## 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, unisex hairdressers, 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 air source heat pump central heating and underfloor heating, mains

drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile coverage. There is a service charge for the development of £380 p/a (2026). South Gloucestershire Council Tax Band G.

## Directions

From the A46, follow France Lane to Hawkesbury Upton. Proceed into the village and turn right by the war memorial and bear right onto Park Street. At the end of the lane, turn right into St. Wulfstan Close and immediately right again to locate no.21 on the right.

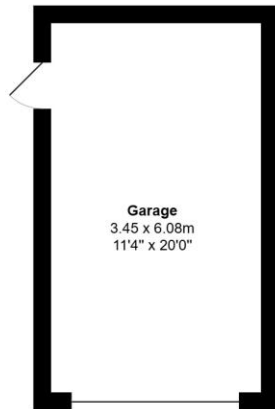
Postcode GL9 1BE  
 What3words: ///savers.stiffly.years





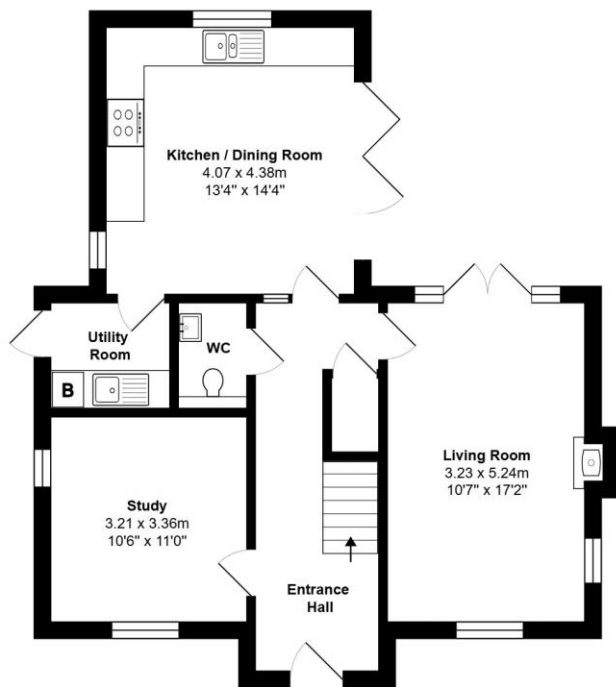


Energy Efficiency Rating		
Very energy efficient – lower running costs	Current	Potential
A (92 plus)		92
B (81-91)	80	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

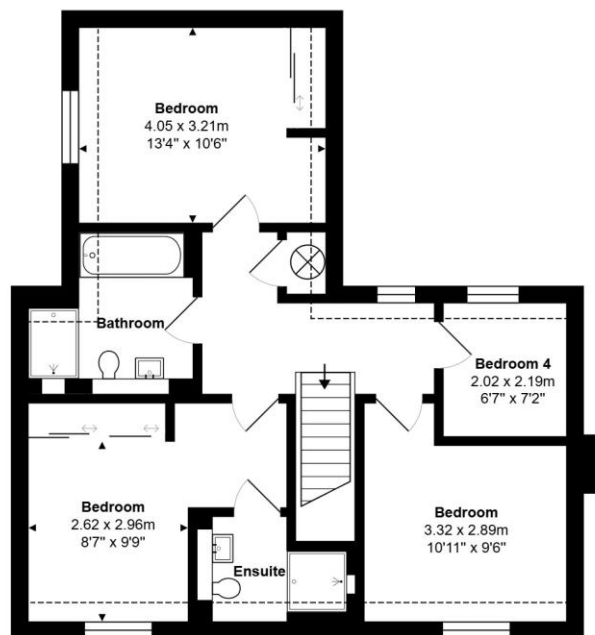


Total Area: 131.0 m<sup>2</sup> ... 1410 ft<sup>2</sup> (excluding garage)

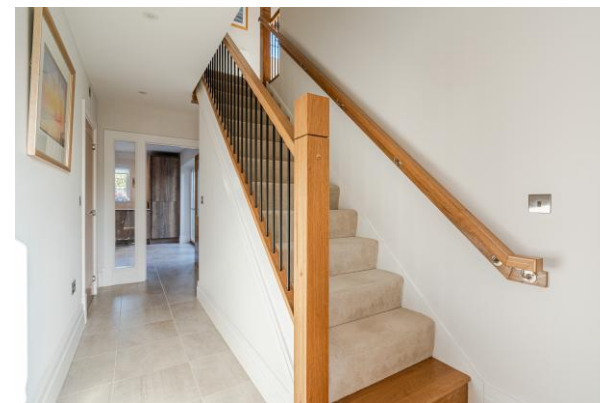
All measurements are approximate and for display purposes only



Ground Floor



First Floor



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577