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3 Hunters Mead, Hawkesbury Upton, South Gloucestershire, GL9 1BL

A superb four-bedroom detached family home tucked away in a peaceful cul-de-sac setting within the sought-after village of Hawkesbury Upton. The property is complemented by front and rear gardens, driveway parking and a garage. It also offers further scope and potential to extend, subject to the necessary planning permissions.

Hunters Mead is a collection of just seventeen properties built in 1989. This particular home has been under the current ownership since 2020 and in this time has undergone a number of significant improvements including a new kitchen, en-suite shower room, an updated boiler and cavity wall insulation. The accommodation is arranged over two floors and extends to 1,326 sq.ft (approx.).

The property is entered through a partially glazed front door, into a welcoming entrance porch with a tiled floor and plenty of space to hang coats and store shoes ahead of the inner hallway with stairs rising to the first floor and a convenient downstairs cloakroom with a WC and wash basin. The generous sitting room runs the width of the front of the property featuring a bay window with built-in seating and dual aspect windows. A wood-burning stove makes an attractive focal point to the room. The open plan kitchen/dining room was reconfigured and installed in 2021. There is an excellent range of base and wall cabinets with a peninsular and all finished with quartz worktops. Integrated appliances comprise a gas hob with extractor above and there is further space and plumbing for a dishwasher and space for a fridge/freezer. The dining area also benefits from built in cabinetry finished with a solid wooden worktop and integrated wine fridge. Double doors from the dining area open into the conservatory which makes an ideal spot to sit and admire the garden. Adjacent to the kitchen is the utility room, which comprises base units with laminate worktops, a sink, and space and plumbing for a washing machine and tumble dryer, along with an external door to the garden.

Ascending to the first floor, a central part galleried landing area leads to four well-proportioned bedrooms. The principal bedroom enjoys a dual aspect and benefits from built-in shelved storage and a contemporary en-suite shower room, comprising a corner shower cubicle, WC and a vanity unit with inset sink. The second bedroom, also double in size includes a built-in cupboard. The family bathroom has a white suite comprising a bath, WC and wash basin.

Externally, the property provides ample driveway parking ahead of the garage which is attached to the house and has power and light and a pedestrian door to the rear garden. A lawn with mixed herbaceous borders sits to one side of the driveway offering potential to further extend the parking area if desired. Gated pedestrian access leads to the southerly facing rear garden predominantly laid to lawn and bordered by raised beds. A patio area just off the conservatory is ideal for outdoor seating and entertaining during the warmer months. In addition, there is a storage shed to one corner.



The property is connected to mains electricity, water, and drainage, with oil-fired central heating.

Council Tax Band: E (South Gloucestershire Council). The property is freehold.

EPC – TBC

Hawkesbury Upton is a very well-situated village, with the towns of Tetbury, Chipping Sodbury and Wotton-Under-Edge all within close proximity and all offering the essential day to day amenities. The village does have its own community run shop, a well-regarded primary school, active church community, a village hall and a pub to name just a few of the amenities on offer. The village is also within catchment to the popular Katharine Lady Berkeley Secondary School in Wotton-Under-Edge and also just a short drive to the renowned Westonbirt School and Arboretum on the outskirts of Tetbury. Commuting connections to the motorway network are also very strong with both junctions on the M4 and M5 reachable within 9 miles.

Guide Price £650,000



Ground Floor

Main area: approx. 70.6 sq. metres (760.3 sq. feet)
Plus garages: approx. 13.0 sq. metres (140.0 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



Main area: Approx. 123.3 sq. metres (1326.8 sq. feet)
Plus garages: approx. 13.0 sq. metres (140.0 sq. feet)