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44 Highfields, Hawkesbury Upton, South Gloucestershire, GL9 1BJ

A truly unique opportunity to purchase and update a detached family home tucked into a peaceful position in the sought-after village of Hawkesbury Upton. This property is complemented by a generous garden that backs onto the village cricket green.

44 Highfields has been in the same family since the 1980s and has been a much-cherished home throughout this time. Now offered to the market for the first time in decades, the property offers enormous potential, particularly with gardens extending to approximately 0.4 acres. The accommodation is arranged across two floors and extends to 1508sq.ft (approx.), though it is in need of updating throughout.

On arrival, a glazed porch leads through the front door into the entrance hallway. Stairs rise to the first floor, while doors provide access to the ground floor rooms and a handy cloakroom with W.C. The kitchen, located to the left of the hall, overlooks the front garden and features a range of fitted wall and base units along two sides, leaving space for a central family breakfast table. Opposite the kitchen, a separate utility room offers additional fitted units, a sink with drainer, and space for a washing machine and tumble dryer. The oil-fired central heating boiler is positioned in the corner, and a half-glazed back door opens onto the garden. Across the rear of the ground floor is a spacious reception room, offering flexibility for both sitting and dining areas. An attractive gas fire provides a charming focal point, while glazed patio doors lead into a generous conservatory that captures the best views of the garden.

The first-floor landing gives access to four bedrooms and a family bathroom. There is also a hatch to the mainly boarded attic, complete with a light and a pull-down loft ladder. Three of the bedrooms are doubles, with one single, and three rooms feature fitted wardrobes.

Externally, the property benefits from a paved driveway wrapping around the front and side, leading to an attached garage with an up-and-over door to the front and a pedestrian door to the rear, with power and lighting. The true highlight of this property is the rear garden. A patio terrace at the rear of the house leads onto a level lawn, bordered by mature hedging, specimen trees, and a variety of sheds and a greenhouse. Towards the end of the garden, a denser area of planted trees and a composting section create a private and peaceful space. A rear gate opens directly onto the village cricket green and adjacent tennis courts.



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 – D(55).

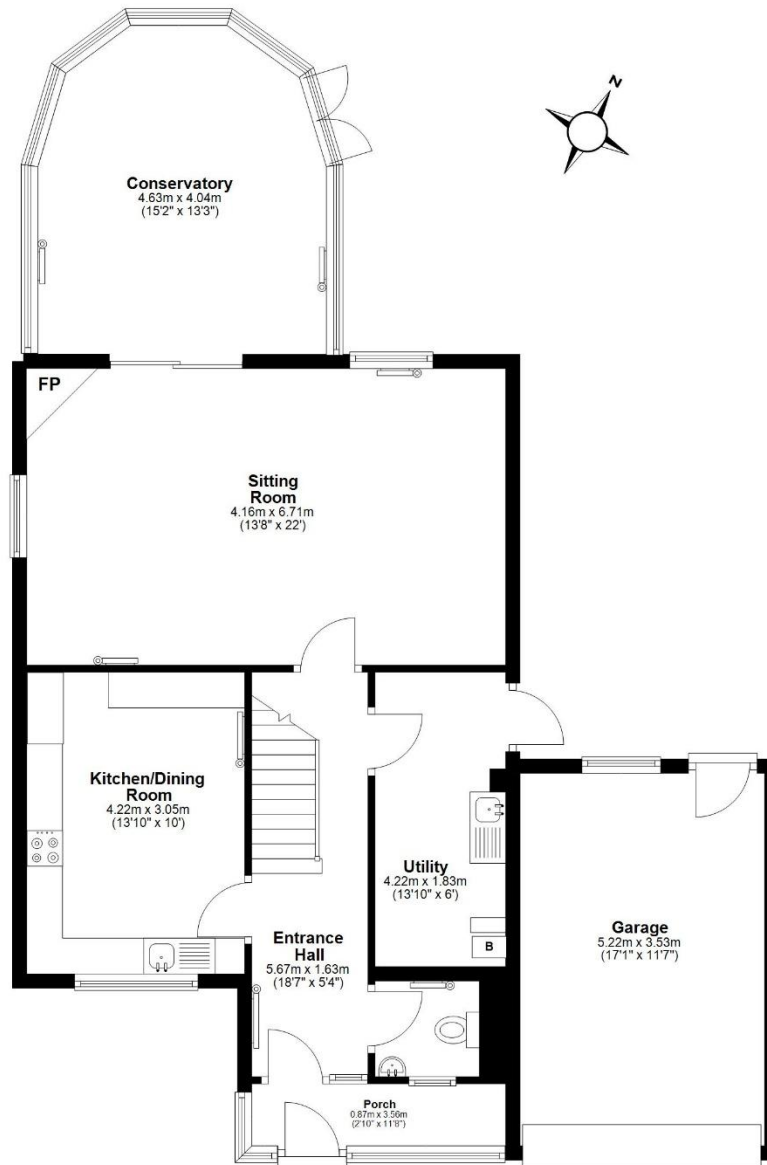
Hawkesbury Upton is a very well-situated village, with the towns of Tetbury, Chipping Sodbury and Wotton-Under-Edge all within close proximity and all offering the essential day to day amenities. The village does have its own community run shop, a well-regarded primary school, active church community, 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.

## Offers in the Region of £550,000



## Ground Floor

Main area: approx. 83.2 sq. metres (895.7 sq. feet)  
Plus garages, approx. 18.4 sq. metres (198.1 sq. feet)



Main area: Approx. 140.1 sq. metres (1508.2 sq. feet)  
Plus garages, approx. 18.4 sq. metres (198.1 sq. feet)

## First Floor

Approx. 56.9 sq. metres (612.5 sq. feet)

