



JAMES PYLE & Co.



Stoke House, High Street, Hawkesbury Upton, Badminton, South Gloucestershire, GL9 1AU

Natural stone period house
Impressive character features
Large south-facing garden
Double garage
4 bedrooms

Living room with inglenook fireplace
Kitchen/dining room
Ample attic floor
Centre of village location
No onward chain



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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: 10927906

Guide Price: £660,000

Approximately 1,774 sq.ft excluding attic and garage

‘An attractive natural stone period house with wonderful character, large south-facing garden, and double garage’



The Property

Stoke House commands an excellent position in the very heart of the highly sought-after Cotswold village of Hawkesbury Upton, within easy walking distance of the village amenities. Although notably not Listed, the property displays an abundance of magnificent features including two large inglenook fireplaces, window seats, wide floorboards, and exposed beams. The property has a charming stone cottage frontage while internally it is deceptive in size, coupled with a large south-facing garden and private parking to the rear. The accommodation extends in all to 1,774 sq.ft. across two floors. In addition, there is a substantial attic providing ample storage which could be converted, subject to the necessary consent.

The ground floor comprises a central porch and entrance hall connecting to the principal living areas. The living room has an impressive fireplace at the focal point and double doors

connecting to the garden. The dining room is open plan to the kitchen and continues to a rear extension which has a study, utility room, pantry, and downstairs shower room. On the first floor there are four bedrooms and a bathroom.

The excellent garden reaches some 115ft in length and enjoys a sunny south-facing aspect filled with mature beds set around a lawn and patio terrace. At the far end, there is a vegetable garden and greenhouse. A double garage provides private parking and has convenient access directly into the garden. The driveway to the garage is owned by Stoke House and is positioned to the side of the adjoining Stoke Cottage which has a right of way to their own garage.

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 oil-fired central heating, private drainage, mains water and electricity. The property is located within the

Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. South Gloucestershire Council Tax Band F.

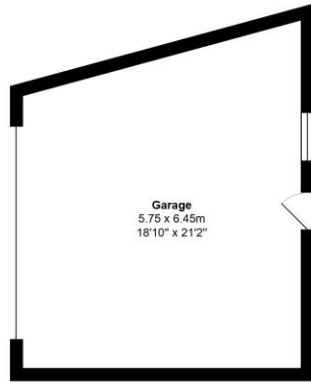
Directions

The property is located in the village centre on the High Street, set opposite The Fox Inn and to the left of the village shop.

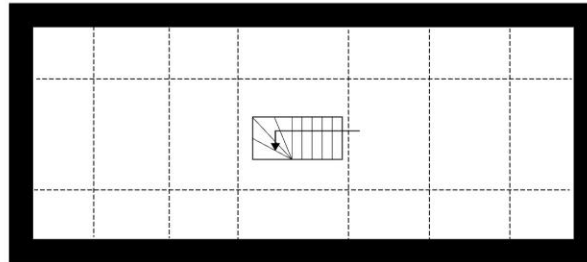
Postcode GL9 1AU

What3words: ///scratches.views.cares

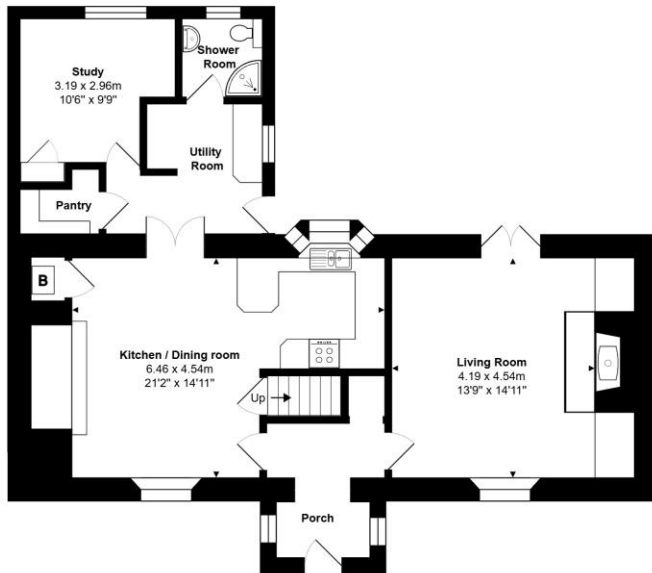




Garage
Area: 36.9 m² ... 397 ft²



Attic
Area: 49.1 m² ... 529 ft²

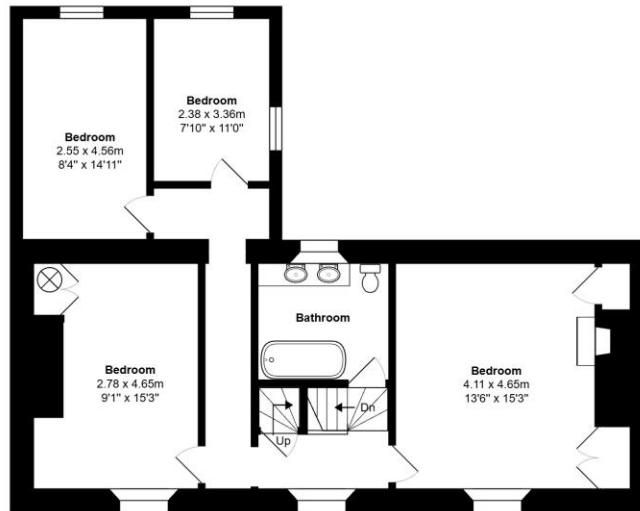


Ground Floor

House Area: 164.8 m.sq. ... 1774 sq.ft.

Total Area: 250.8 m² ... 2700 ft²

All measurements are approximate and for display purposes only



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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