







Hunters Lodge The Street, Acton Turville, Badminton

- Detached Character Property
- Sitting Room with Open Fireplace
- Study & Cloakroom
- Shower Room
- Wrap Around Mature Gardens
- Dining Hall
- Kitchen
- 3 Double Bedrooms (Master En-Suite)
- Carport & Parking
- No Upward Chain

£595,000

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HERE TO GET *you* THERE

Nestled in the charming village of Acton Turville, Badminton, this delightful detached cottage offers a unique blend of historical character and modern potential. Dating back to the 1700s, the property boasts original features such as exposed beamed ceilings, stone walls, and a beautiful stone fireplace, all of which contribute to its inviting atmosphere. Spanning an impressive 1,510 square feet, this home provides ample space for comfortable living.

Upon entering, you are welcomed by a pitched porch that leads into a spacious dining hall. The character sitting room, complete with an open fireplace, is perfect for cosy evenings. The ground floor also features a well-appointed kitchen, a study for those who work from home, and a convenient cloakroom.

Upstairs, you will find three generously sized double bedrooms, (master ensuite) and family shower room providing added convenience for family and guests alike.

The property is set within wrap-around mature gardens, offering a tranquil outdoor space to enjoy. A carport and extensive parking facilities ensure that you will never be short of space for vehicles.

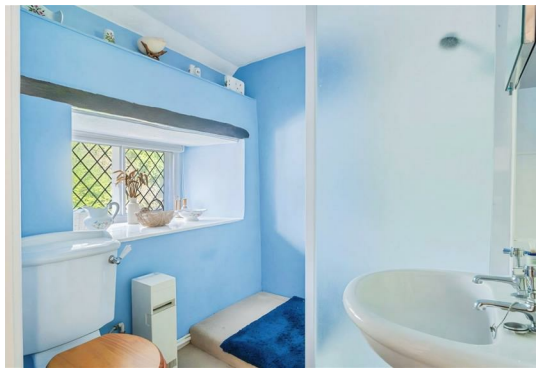
Located just a stone's throw from the local pub and primary school, this cottage is ideally situated for those seeking a community feel. With easy access to nearby market towns and only 3.5 miles from the M4 Junction 18, commuting is made simple.

This property is offered with no upward chain, making it an excellent opportunity for those looking to make their mark on a home with character in a sought-after location. Whether you wish to modernise or simply enjoy the charm as it is, this cottage is a must-see.










Entrance
Pitched covered porch, leaded glass and wooden door into

Dining Hall
17'3" x 11'2"
Leaded window with secondary glazing to the front with window seat, and further leaded window with secondary glazing to the rear, stairs to 1st floor, wooden parquet flooring, feature beamed ceilings, radiator, doors into kitchen and door into

Sitting Room
22'8" into bay x 17'1"
Two leaded windows with secondary glazing to the front with window seat, and leaded bay windows with secondary glazing to the side, with matching door to the rear, exposed stones walls, feature beamed ceilings and parquet flooring, stone built open fireplace with beamed mantle, radiator, door into

Study
8'5" x 5'6"
Leaded window with secondary glazing to the rear, feature beamed ceiling, door into

Cloakroom
6'3" x 5"11"
Leaded windows with secondary glazing to the rear and side, white WC, pedestal wash hand basin, floor mounted boiler, access to loft space, parquet flooring.

Kitchen
16'9" x 9'1"
Leaded windows to the front and rear with secondary glazing, range of wooden wall, drawer, display and base units with work surface over, sink with mixer tap over, Rangemaster gas cooker, spaces for washing machine, dishwasher and fridge/freezer, tiled flooring, two radiators, double glazed door with matching side panels to the side.

First Floor Galleried Landing
Two leaded windows to the front with secondary glazing, storage cupboard with shelving, feature beamed ceilings with access to loft space, doors into

Bedroom One
14'9" x 14'6"
Two leaded windows to the front and leaded window to the side with secondary glazing, fitted triple wardrobe, feature beamed ceilings, radiator, door into

En-Suite Shower Room
6'7" x 6'6"
White suite comprising shower cubicle, vanity wash hand basin, WC, radiator, feature beam ceiling.

Bedroom Two
11'8" x 11'5"
Two leaded windows with secondary glazing to the front, feature beamed ceilings, radiator.

Bedroom Three
11'4" x 8'8"
Leaded windows with secondary glazing to the front and to the side, feature beamed ceiling, radiator.

Shower Room
6' x 5'6"
Leaded window to the rear with secondary glazing, white suite comprising walk in shower with screen, pedestal wash hand basin, WC, part tiled walls, radiator.

Outside
The fully enclosed gardens access via one of two pedestrian 5 bar gates with privacy hedges and trees and further 5 bar double gated access for vehicle access with stones providing off street parking for multiple vehicles and stone built carport. Lawn area with further secret enclosed lawn to the side of the property, with further enclosed rear garden laid to patio with outside tap, small garden shed, gated access leading to the front, with mature tree and shrub borders.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.









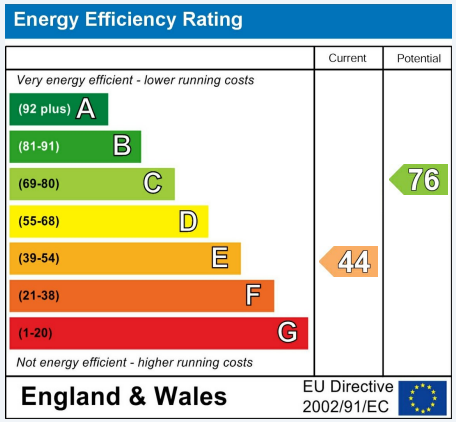
Total area: approx. 140.3 sq. metres (1510.0 sq. feet)

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

The Property Ombudsman

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