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Beaufort Cottage, High Street, Hawkesbury Upton, Badminton, GL9 1AU

Proudly situated on the High Street in Hawkesbury Upton, this handsome double fronted, modern cottage offers spacious and sociable accommodation with the benefit of a southerly facing rear garden and a detached garage. Offered to the market with no onward chain.

Beaufort Cottage was built in 1997 by a local builder as a bespoke property in the heart of the ever sought after Hawkesbury Upton. The property boasts approximately 1442sq.ft of accommodation set across two floors, which has been extended since its original footprint to now stand as a generous home with four double bedrooms. The property has been home to the current owners since 2005 and is now ready for a new family to make it their own.

Arriving at the front door leads into an entrance hallway that sits centrally within the property. From here doors open into the sitting room to the left-hand side, kitchen/breakfast room to the right and a staircase rising to the first floor straight ahead. The kitchen is a fantastically light room owing to its three windows across a dual aspect, and the room is naturally divided by a worktop peninsula with the kitchen to one side and ample space for a family breakfast table to the other. The units are fitted into a practical 'U' design providing excellent storage along with integrated appliances that include a dishwasher, double oven and a gas hob. The room also benefits from access to the understairs cupboard which has been utilised as a walk-in pantry.

To the other side of the hallway a door opens into the inviting sitting room which has a window to the front aspect onto the High Street and offers a particularly pleasant view towards the attractive Old Rectory. The room has a focal chimney breast with an open fire and Bath stone surround which makes a lovely feature. Glazed double doors at the end of the room open into the second reception room which the current owners use as a formal dining room. There are both French doors and a windows overlooking the garden, plus a connecting door back to the kitchen via the utility room. If required, this room would also make a great children's playroom or as a second snug or garden room.

The ground floor is completed by a good-sized utility room, and a downstairs cloakroom with W.C and wash basin. The utility has further fitted units with another sink and drainer, plus space and plumbing for a washing machine and a tumble dryer. A cupboard also houses the oil-fired central heating boiler, and an external side door leads to the garden.

Rising to the first floor a central landing provides doors to the four bedrooms, family bathroom plus a hatch to access the loft. All four bedrooms are of double proportions with one benefitting from a charming feature arched window overlooking the rear garden, and an en-suite shower room. Three of the bedrooms benefit from built-in storage. The principal bathroom has a white suite that has a shower over the bath, and half height tongue and groove panelling throughout giving a traditional cottage feel. There is also a heated towel radiator fitted and electric underfloor heating.



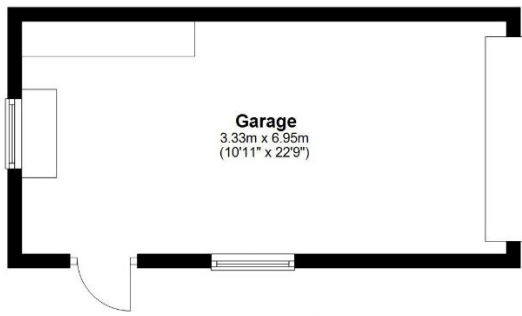
Externally the front of the house has a low-maintenance, walled garden with a path and gradual steps to the front door. The rear garden has been thoughtfully landscaped throughout to really enhance the space. This includes a circular lawn flanked with well-stocked and mature beds which then leads onto a gravel area with fruit trees and a terrace to make the most of the southerly facing aspect during the summer months.

A detached single garage and parking area sit towards the end of the garden, with a further area of lawn beyond this that borders the village cricket ground and tennis courts. The garage has power and lighting, plus an independent attic and the addition of solar panels to aid the water heating and running costs of the property. The garage could also be easily partitioned or converted to create a home office, which the owners believed had originally been in situ.

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.

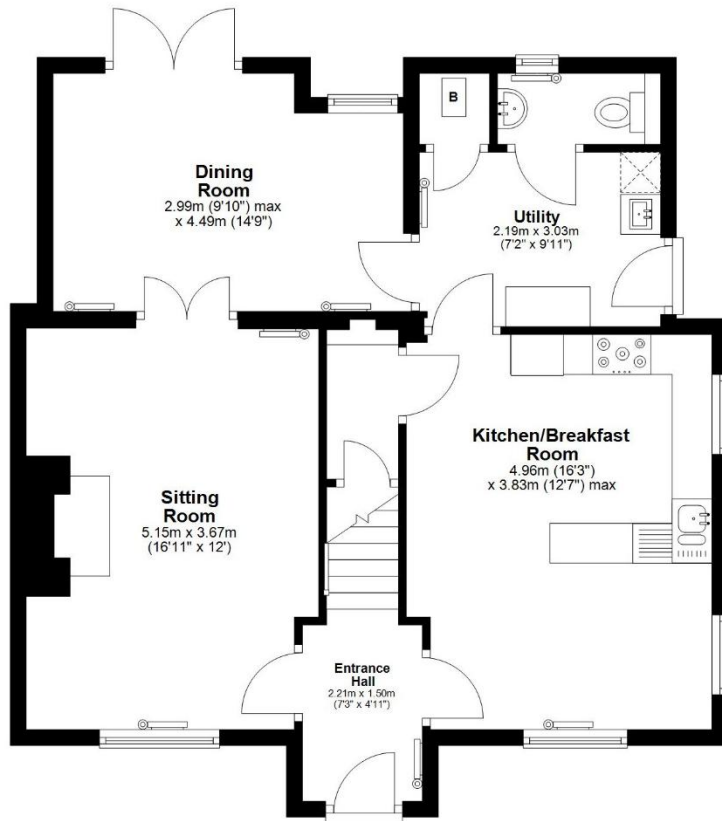
Guide Price £685,000





Ground Floor

Main area: approx. 68.2 sq. metres (734.4 sq. feet)
Plus garages, approx. 23.1 sq. metres (248.6 sq. feet)

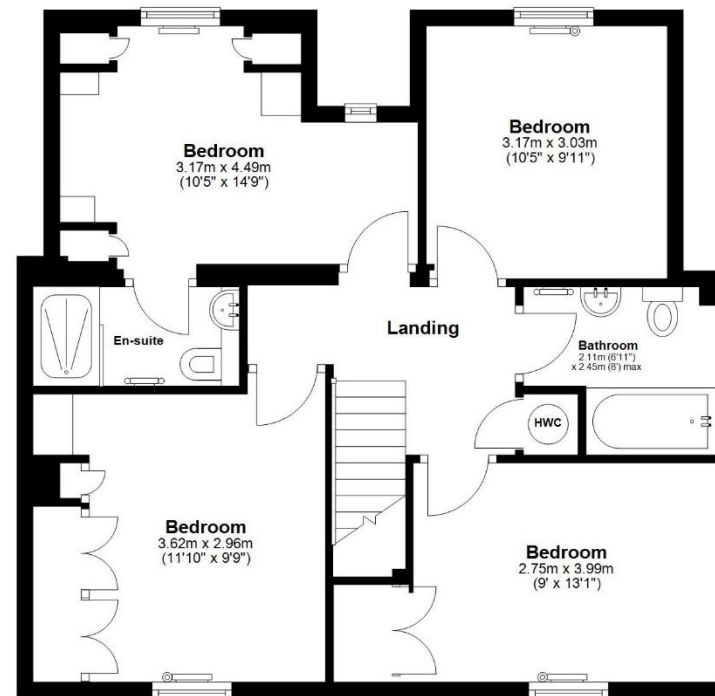


Main area: Approx. 134.0 sq. metres (1442.3 sq. feet)
Plus garages, approx. 23.1 sq. metres (248.6 sq. feet)



First Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Services

The property is connected to mains services of electricity, water and drainage.

Central heating is fired by oil.

The property has bottled LPG to fire the gas hob and solar panels fitted to provide water heating.

The property is freehold.

Council tax band E (South Gloucestershire Council).

EPC – C (73).