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Summer House, High Street, Hawkesbury Upton, GL9 1AU

A well-proportioned three-bedroom home situated in the heart of Hawkesbury Upton, offering excellent potential for modernisation, a south-facing rear garden, garage and off-street parking. Offered to the market with no onward chain

Summer House is situated in the ever-popular village of Hawkesbury Upton. Having been a much-loved home to the current owner for several decades, the property now presents an exciting opportunity for a new owner to update and personalise the accommodation to their own tastes. Arranged over two floors and extending to approximately 1,114sq. ft., the property offers a practical layout with semi-open-plan living accommodation and three bedrooms.

An open porch shelters the front door, which leads into a welcoming entrance hallway with ample space for hanging coats and storing shoes. From here, stairs rise to the first floor, while a door opens into the sitting room. Positioned to the front of the property, the sitting room enjoys a large window overlooking the front garden, allowing plenty of natural light to fill the space. A centrally positioned decorative fireplace, complete with a timber surround, mantel and tiled hearth, provides an attractive focal point. There is also access to a useful understairs storage cupboard. An opening to the rear connects the sitting room with the dining area, creating a sociable, semi-open-plan arrangement. The dining space benefits from a further window overlooking the rear garden and comfortably accommodates a dining table and chairs. Accessed from the dining room, the kitchen is fitted with a range of wall and base units, an integrated electric oven and hob, space for a freestanding fridge freezer and plumbing for a washing machine. Across the rear of the property, a conservatory provides an additional reception space with pleasant views over the garden and French doors opening directly outside. A convenient ground-floor cloakroom, fitted with a W.C. and wash basin, is positioned at one end.

On the first floor, the landing provides access to three bedrooms, the shower room and an airing cupboard housing the hot water cylinder, with additional shelving for linen and towels. Two of the bedrooms are comfortable doubles, both benefiting from fitted wardrobes providing useful storage. The third bedroom is a well-proportioned single room, currently utilised as a home office, with fitted low-level cupboards and a generous worktop extending along two walls. Completing the first-floor accommodation is a shower room comprising a double-width shower cubicle, W.C. and wash basin set within a vanity unit. Finished with white tiling, the room also benefits from a generously sized window overlooking the rear garden.





Externally, the property is approached through an attractive front garden, with a small lawn, planted borders and steps leading to the front entrance. To the rear, the south-facing garden is a particularly appealing feature, enjoying a sunny aspect throughout much of the day. Predominantly laid to lawn, with deep, mature borders along either side, it offers a lovely space for relaxing, gardening and outdoor entertaining during the warmer months. At the far end of the garden is a garage, benefiting from power and lighting, together with an adjacent off-street parking space.

Hawkesbury Upton is a popular and well-connected Cotswold village, conveniently positioned for the nearby towns of Tetbury, Chipping Sodbury and Wotton-under-Edge, each offering a wide range of shops, cafés and everyday amenities.

The village itself enjoys a strong sense of community, with a community-run shop, well regarded primary school, village pub, church and village hall. The surrounding countryside provides excellent opportunities for walking and enjoying the outdoors, while the historic market towns and villages of the southern Cotswolds are all within easy reach. For families, the village is served by Katharine Lady Berkeley's School in nearby Wotton-under-Edge, while the independent Westonbirt School and the renowned Westonbirt Arboretum are also within convenient driving distance. Road connections are excellent, with access to both the M4 and M5 motorway networks, making the village a practical choice for those commuting towards Bristol, Bath and the wider region.

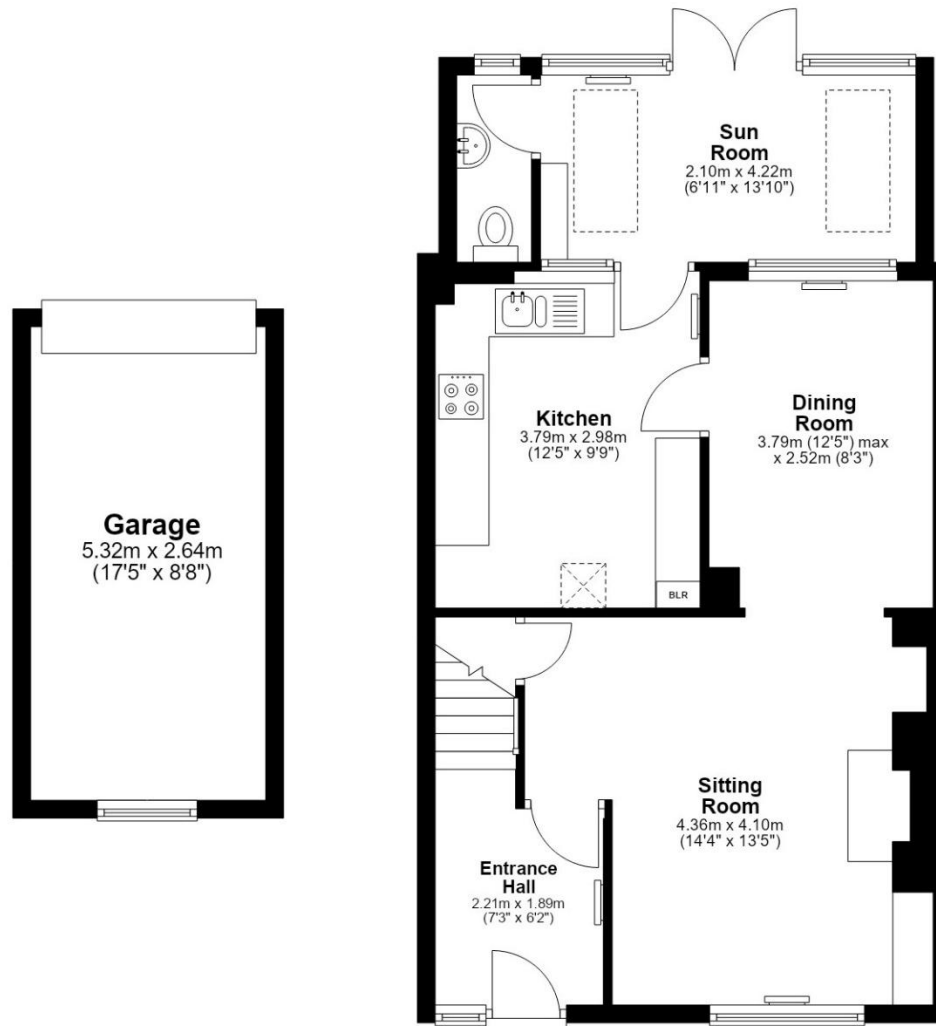


Guide Price £425,000



Ground Floor

Main area: approx. 57.5 sq. metres (618.5 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.2 sq. feet)

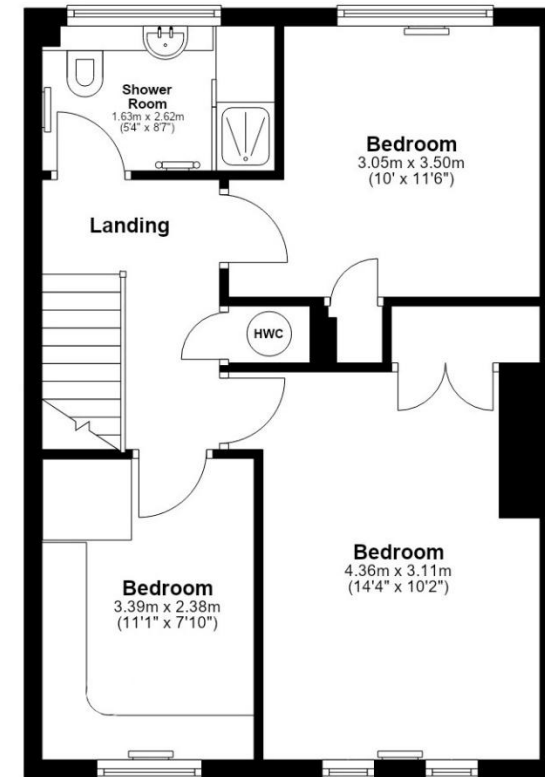


The property is believed to be connected to mains electricity, water and drainage. Central heating is provided by oil. Solar panels are fitted to the rear roof elevation. Tenure: Freehold. Council Tax Band: D (South Gloucestershire Council).

EPC Rating - D (67)

First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Main area: Approx. 103.6 sq. metres (1114.8 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.2 sq. feet)