



hunter
french

Hunters Lodge, The Street, Acton Turville, Badminton, GL9 1HL

A truly unique characterful home that is bursting with potential to modernise, situated in one of the area's most conveniently positioned villages between Bath, Tetbury and Chipping Sodbury.

Hunters Lodge is a spacious, detached home that has been a much-loved home since the 1990's, now offering great potential and scope for a new family to make the own. The cottage is understood to date back to the early 1700's and displays a wealth of original features throughout, including exposed beams, a stone fireplace and exposed stone walls. The accommodation reaches just over 1500 sq.ft and enjoys spacious sizes rooms plus a gravelled driveway, carport and mature gardens. It is set centrally within the heart of Acton Turville, just a few steps away from both the Primary School and country pub. The village commands a convenient position with easy access to nearby market towns, as well as Bath, Bristol and Swindon plus the motorway network with the M4 J18 approximately 3.5 miles away.

Arriving at the front door, a charming, pitched porch covering the entrance, which then leads into the dining hall. A stunning wooden parquet floor flows throughout the ground floor, with exception of the kitchen, and the dining hall has exposed wall and ceiling beams with a staircase to the first floor situated at the far end. To the left-hand side is a stunning sitting room that has a triple aspect incorporating a pretty bay window that creates a feature point within the room. Across the room an exposed stone, open chimney creates another charming feature. Beyond the sitting room is a smaller reception room that would make a great study, and a door from here opens into a cloakroom with a W.C, wash basin and houses the oil-fired central heating boiler. The kitchen is found back across the dining hall to the other side of the cottage. This is another well-proportioned room with a dual aspect and comprises an excellent range of fitted wall and base units with space for a dual fuel range cooker, fridge freezer plumbing for a washing machine and dishwasher. The room has a practical tiled floor laid throughout and side, obscure glazed door opens onto the garden.

Rising to the first floor is a landing that provides doors to the three bedrooms, family shower room and a useful storage cupboard. The master bedroom is a great room that enjoys a dual aspect and is accompanied by a collection of fitted wardrobes. This room also boasts an en-suite shower room. The two remaining bedrooms are of double and single size, respectively, and served by a family shower room.



Externally there are beautifully mature gardens surrounding the cottage and a substantial hedge creates a lovely degree of privacy from the lane. A gated, gravel driveway sits to the left-hand side of the property and offers ample off-street parking and leads to a carport. A lawn is surrounded by hedging and mature espalier fruit trees and borders the village church. Directly behind the cottage is a paved courtyard with planted beds and a side gate leads back to the front of the property, where there is a handy stone outbuilding.

The property is connected to mains services of water, drainage and electricity. The central heating is fired by oil. Council tax band F (South Gloucestershire Council). The property is freehold.

EPC – E(44).

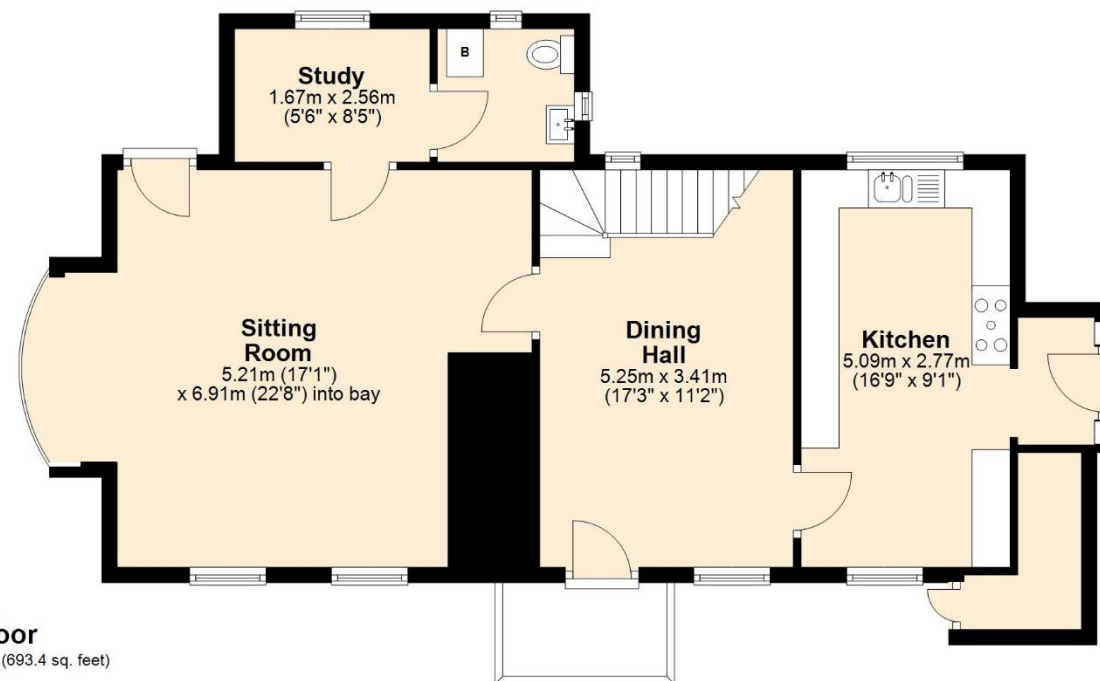
Guide Price £695,000





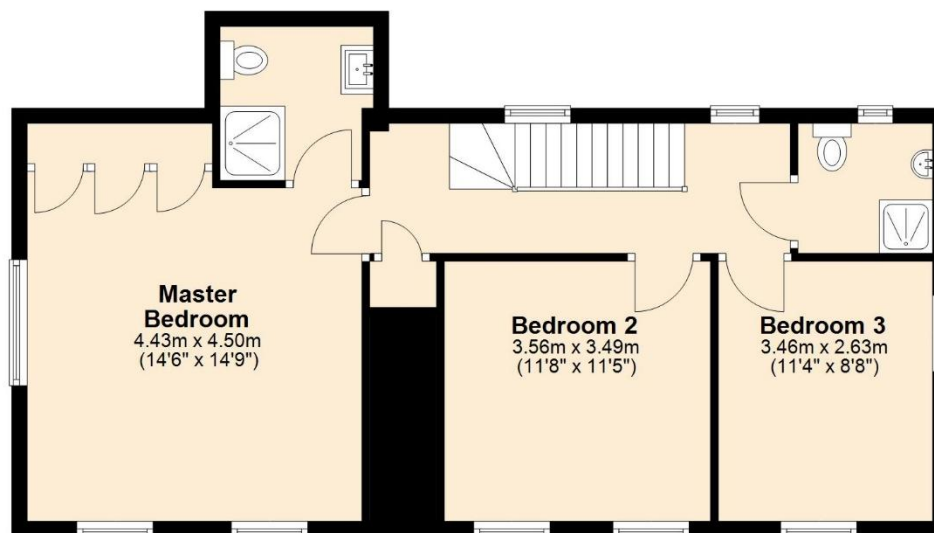
Ground Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



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

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