

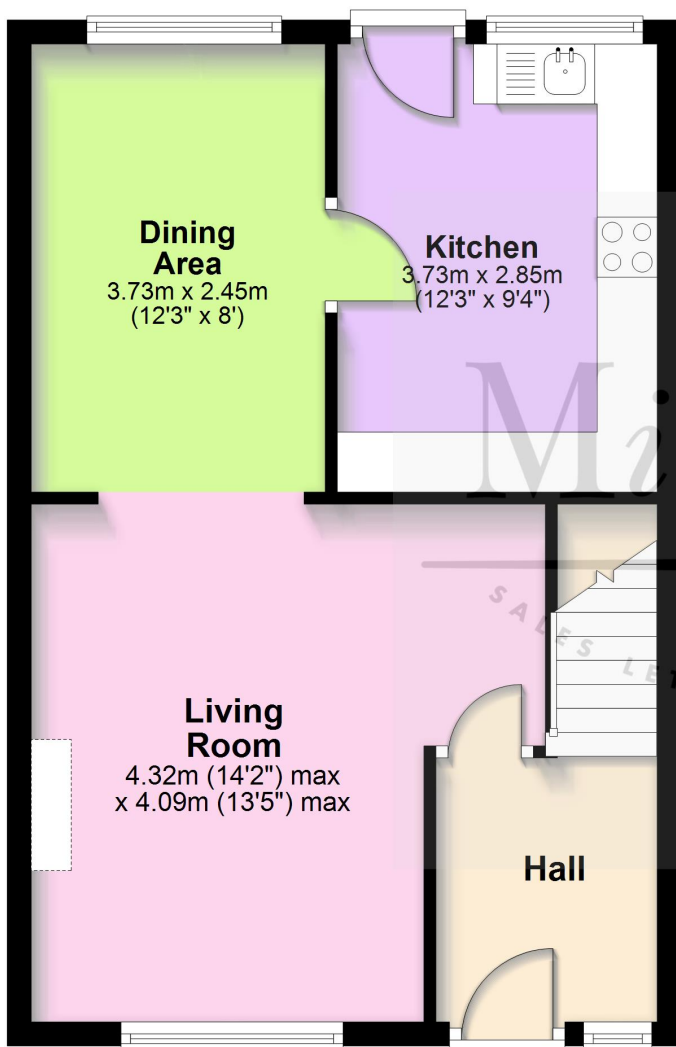


Highcombe View, High Street, Hawkesbury Upton, South Gloucestershire GL9 1AU

£379,950

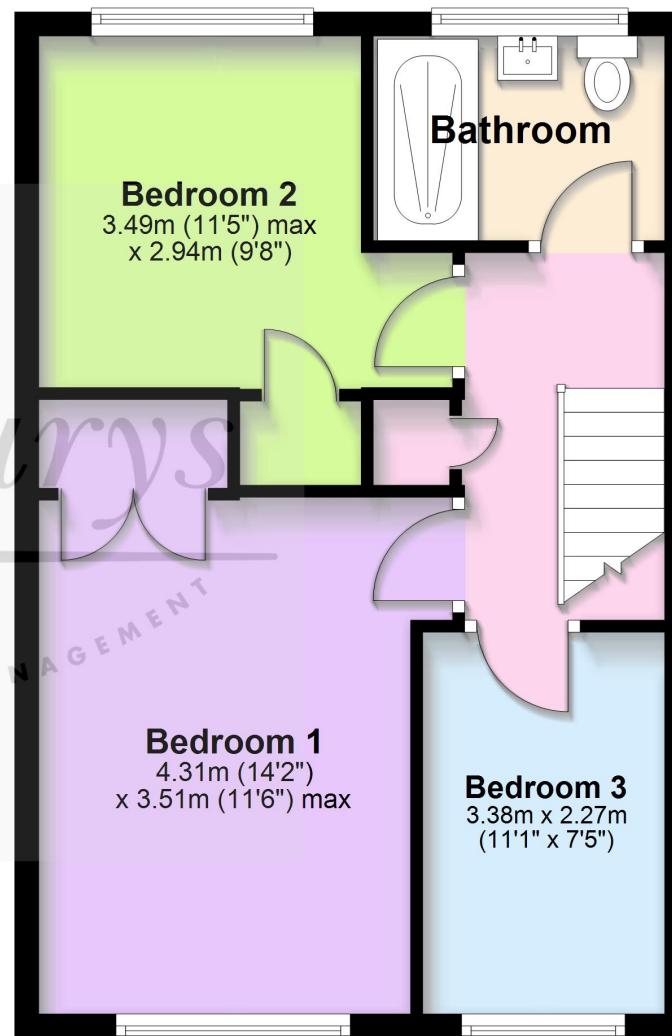
Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.1 sq. feet)

For Illustrative Purposes Only. Not to Scale. Plan Produced by PlanUp.
Plan produced using PlanUp.

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Set in the popular Cotswold village of Hawkesbury Upton, this lovely mid-terrace home is centrally located on the High Street and is just a short level stroll to the local shop, primary school, public house and village recreation ground. The property is set back from the road by an attractive front garden and has parking and garage to the rear which is reached by a communal driveway found just a few houses down. Beautifully maintained and presented the ground floor offers a good size entrance hall with stairs to the first floor, from here you enter the lounge with feature fireplace and fitted wood burner, this then opens out to the dining area and then finally a stylish modern kitchen - complete with integrated oven, hob and dishwasher. Upstairs provides 3 good size bedrooms and a modern family bathroom. Outside to the rear you will find a very well tended garden laid to lawn with a lovely big covered patio area which is ideal for outside entertaining. Other benefits are pretty borders, a wooden shed with adjoining store, children's play house and a gated pedestrian access to the single garage and driveway parking. The house is also in the catchment area for Katharine Lady Berkeley's Secondary School.

Situation

Situated some 6.4 miles north of the M4 (Bath) Junction 18, this thriving semi-rural village is surrounded by beautiful Cotswold countryside and has easy access to many country walks, footpaths and bridleways. Hawkesbury Upton is a popular village of choice for people looking for their next home as it benefits from being commuting distance to both Bristol and Bath whilst also having easy access to the local market towns of Chipping Sodbury, Wotton under Edge plus the picturesque market town of Tetbury which is some 9 miles away. The A46 also takes you to Stroud which has a direct train link to London Paddington, plus Westonbirt Arboretum is only 5.2 miles away, opposite Westonbirt School (an independent day and boarding school). The village has an attractive conservation High Street with a community run local shop, primary school, two public houses, village playing fields, cricket green, thriving children's tennis and cricket clubs, post office, hairdressers and village hall with refurbished play area. It also benefits from being in the catchment of Katharine Lady Berkeley, a very popular state secondary school with a bus service provided directly from the village.

Property Highlights, Accommodation & Services

- Lovely Three Bedroom Terraced Home in Excellent Condition!
- Central Location Within The Village
- Catchment for Katharine Lady Berkeley Secondary School
- 2 Reception Rooms
- Feature Log Burner
- Modern Kitchen
- Pretty Enclosed Rear Garden
- Single Garage & Driveway
- Double Glazing and Oil Central Heating
- Council Tax Band - D - South Gloucestershire Council

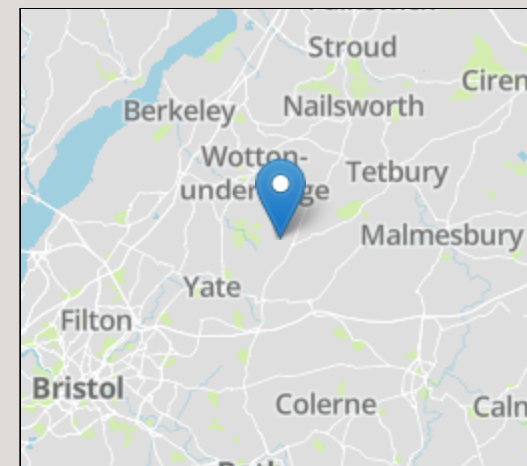
Directions

Arriving into the village from the A46 via France Lane, continue along the High Street until you see Highcombe View set back in a small row on your left, shortly after passing the village shop which is also on your left.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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