

# Barley Ridge, Maypole Close, Hawkesbury Upton, South Gloucestershire GL9 1GA

Set in the very sought after village of Hawkesbury Upton, we are delighted to offer this well presented and sizable family home. Located off Park Street, this attractive property is 1 of just 3 executive detached family homes in a private cul-de-sac. Barley Ridge comes with a generous plot comprising of a large frontage, ample driveway parking and access to a detached double garage with electric roller door. As you enter the property via a porch area, you are greeted with a generous inner entrance hall, from here you will find a guest cloakroom, then onto a formal lounge looking out to the front with a log burner. Then a further reception room currently used as a large office area with built-in storage. Moving to the rear of the home, there is a delightful kitchen/diner recently fitted with light units and contrasting marble worktops. A notable oversized AGA plays centre stage, then space for all modern appliances. A lovely breakfast bar complements the dining area, all overlooking the pretty rear garden plus there is also a good size utility room. A spacious first floor offers 4 double bedrooms, a family bathroom and a modern ensuite shower room to the master! Outside you will find a wrap around garden with lovely areas for seating, along with planting and growing areas. A superb space for the keen gardener with mature planting and space for the growing family. You will also find a pedestrian door for access to the double garage. Vendors have already found their next home!

## Situation

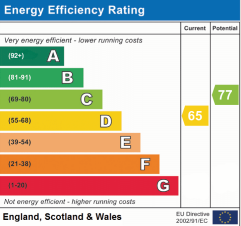
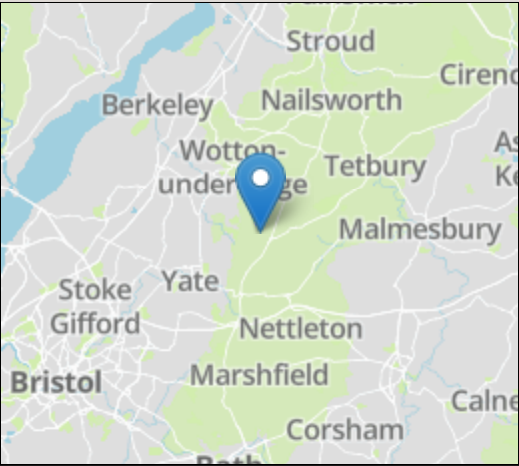
Situated some 6.4 miles north of the M4 (Bath) Junction 18, this thriving semi-rural village is surrounded by beautiful Cotswold countryside and has easy access to many country walks, footpaths and bridleways. Hawkesbury Upton is a popular village for those looking for their next home as it is commuting 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 circa 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. The arboretum is opposite Westonbirt School; set in stunning grounds Westonbirt is a co-ed independent day and boarding school for boys and girls aged 2 to 18 years. Hawkesbury Upton 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 hugely popular state secondary school with a school bus service that goes directly through the village.

## Property Highlights, Accommodation & Services

- Generous Detached Family Home
- Tucked Away Central Location with Easy Level Stroll to High Street
- Exclusive Development of Just Three Properties!
- Sought After Cotswold Village
- 4 Double Bedrooms
- Modern Kitchen/Diner Looking Over Rear Garden
- 2 Large Reception Rooms
- Detached Double Garage with Ample Driveway Parking
- Attractive Wrap Around Garden
- Council Tax Band F - South Gloucestershire Council

## Directions

Arriving in the village from the A46, head right onto Back Street and continue until the first turning on your right and join Park Street. A short distance along you will see Maypole Close on your right where you will find a collection of 3 detached properties, of which Barley Ridge is the



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