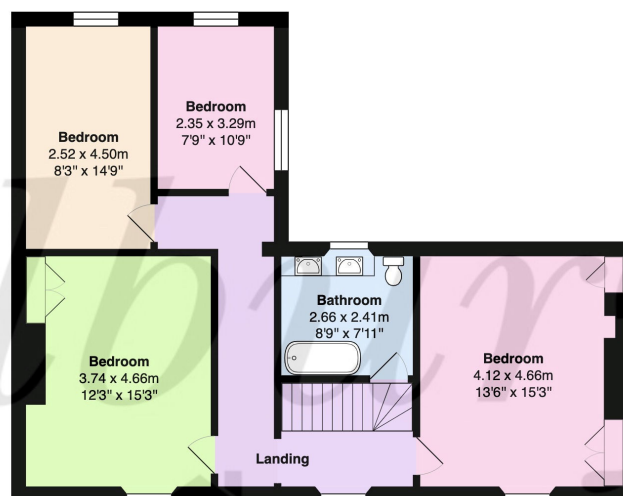
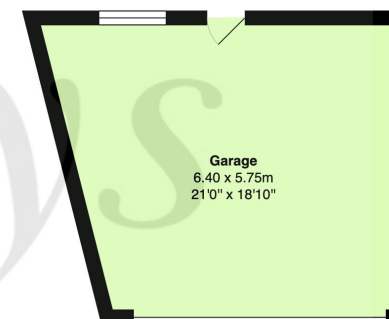


Ground Floor
Area: 81.9 m² ... 882 ft²



First Floor
Area: 79.7 m² ... 858 ft²



Garage
Area: 36.6 m² ... 394 ft²

Total Area: 198.2 m² ... 2134 ft²

This plan is for illustrative purposes only and should only be used as such.
Not to scale.

Stoke House, High Street, Hawkesbury Upton, South Gloucestershire GL9 1AU

NO ONWARD CHAIN - VENDOR SUITED! Built we believe circa 1800, this lovely mid-terrace village house is located in a prominent central position in a very sought after and vibrant Cotswold village. Just a stone's throw from the local shop, public house and village green it also benefits from being a short level walk to the primary school, playing fields, village hall, tennis and cricket clubs, post office and another public house! With it's attractive façade the property will certainly appeal to those looking for character and charm, of which Stoke House has ample. Once inside you will find spacious accommodation which in brief comprises of a good size sitting room with a fantastic inglenook fireplace, fitted with a cast iron log burner. From here you can access the rear garden via attractive French doors. Leading back through the house you next enter a large dining room, again with feature inglenook fireplace, which is open plan to the kitchen area. Following through to the rear of the house you come to a utility room, pantry, downstairs shower room and pleasant study which overlooks the garden. There is also a rear door to the garden from the utility. Once upstairs you will find four good size bedrooms plus a large bathroom which has double sinks and a feature claw bath. A small doorway leads from the landing to a huge open attic space which allows fantastic storage. The rear garden stretches back some way and faces south, so ideal for those wanting to enjoy the pretty paved patio and very well stocked flower borders and beds. There is also space for cultivating fruit and vegetables including fruit bushes, apple and plum trees and a good sized greenhouse. A path through the garden leads to a double garage which has power and lights plus an electric roller door. The garage is accessed by driving under the archway one door down. The main driveway is owned by the property but allows access to the neighbour who also has a garage.

Situation

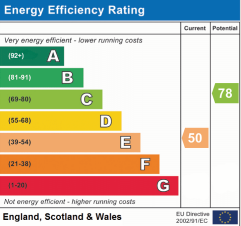
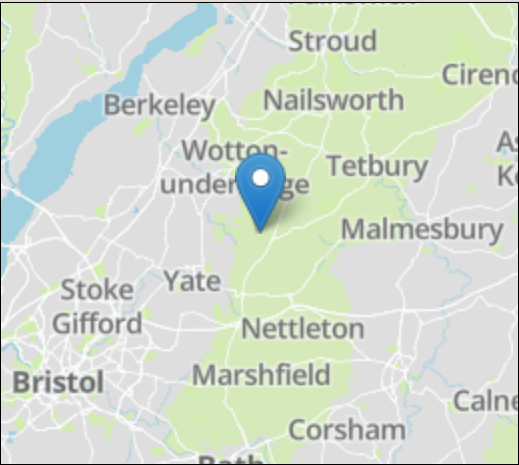
Situated some 6.4 miles north of the M4 (Bath) Junction 18, this thriving semi-rural village is surrounded by beautiful Cotswold countryside and has easy access to many country walks, footpaths and bridleways. Hawkesbury Upton is a popular village for those looking for their next home as it is commuting 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

- No Onward Chain! Vendor Suited!
- Lovely Mid Terrace 1800s Village House in Central Location
- Full of Character and Charm Plus Good Size South Facing Garden
- Spacious Accommodation Set Over Two Floors plus Huge Attic Space
- Four Good Size Bedrooms
- Two Large Receptions Plus Study
- Feature Inglenook Fireplaces with Working Log Burner
- Private Driveway Leading to Double Garage with Electric Roller Doors
- Oil Central Heating and Private Septic Tank Drainage
- Council Tax Band F - South Gloucestershire Council

Directions

From the A46 follow France Lane into the village and once you arrive in the centre by the Fox Public House you will see Stoke House opposite, fronting the High Street. The parking and access to the double garage is through the archway, one cottage down.



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