

# 2 The Row, High Street, Hawkesbury Upton, South Gloucestershire GL9 1AU

NO ONWARD CHAIN! We are delighted to offer this charming period cottage set in the sought after village of Hawkesbury Upton. The Row is a small and quiet lane directly off of the High Street, so conveniently located in the heart of the village. The property has been greatly improved by the existing owners with a superb ground floor extension which increases the lovely living space exceptionally well. The accommodation is spread over 3 floors, the ground floor providing a good size living room which is dual aspect and comes with a feature fireplace and cast iron burner (fuelled by oil). There is also a well equipped country style kitchen/diner which has been cleverly extended and now showcases a fabulous entertaining space with views out to the garden at the front (there is no rear garden). The first floor benefits two double bedrooms which share a family bathroom, then the second floor comes with two further double bedrooms (both with fitted wardrobes) where you will also find an additional bathroom. Externally a delightful Westerly facing front garden offers a fantastic outside space to sit and enjoy the afternoon sun with a good amount of privacy. It is laid to lawn and also has a sunken patio terrace to enjoy. The property also comes with a single garage and parking which is just along from the cottage. The sellers are already suited and therefore this is a chain free property!

## 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

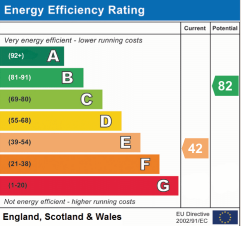
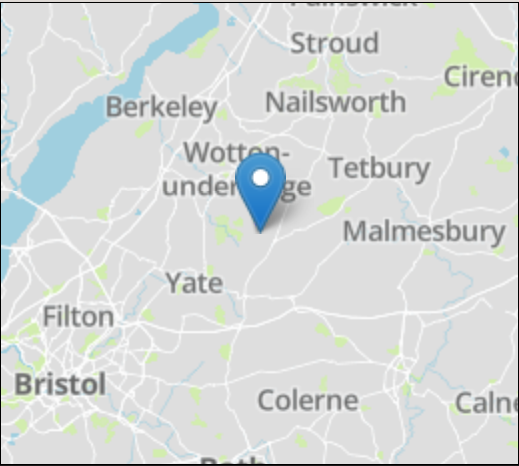
- NO ONWARD CHAIN ! • Attractive Period Cottage • Accommodation Over Three Floors • 4 Double Bedrooms • 2 Bathrooms
- Beautiful Kitchen/Diner/Family Room • Front Garden with Courtyard Patio • Single Garage & Driveway Parking
- Oil Central Heating and Double Glazing • Council Tax Band - E - South Gloucestershire Council

## Directions

Arriving into the village from the A46 via France Lane, continue along the High Street until you see a small turning on your right named 'The Row' this is found shortly after passing the village shop which is on your left.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band E

**Tenure** - Freehold



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