2 The Tithe Barn Hawkesbury Upton

Beautiful 5 bedroomed barn conversion located on the edge of the sought-after village of Hawkesbury Upton with about a third of an acre garden plus triple detached garage with workshop.

This Grade 2 listed attached barn conversion has an impressive full height lofty beamed entrance hall with galleried landings and views of the first and second floors, and even a flying study! Accommodation includes reception hall, lounge, conservatory, kitchen breakfast room, dining room, 2 x study's, cloakroom, 5 bedrooms with master and guest ensuites plus 2 further bathrooms. Outside there is a wonderful South Westerly facing enclosed garden measuring about a third of an acre - truly a green fingers' paradise with the benefit of a fantastic greenhouse and prolific vine. Completing the fold, a triple detached garage with inspection pit, workshop area and large storage area above.

£1,300,000

Country Property

2 The Tithe Barn, Hawkesbury Upton, Gloucestershire, GL9 1AY

Period Barn Conversion Lounge & Dining Room Kitchen Breakfast Room 2 Study's & Conservatory 5 Bedrooms & 4 Bathrooms Triple Garage With Workshop About A Third Of An Acre Garden Grade 2 Listed

Hawkesbury Upton is a rural Cotswolds village, in and surrounded by an Area of Outstanding Natural Beauty, countryside and fields. There has been a settlement here for hundreds of years, and a vibrant village community exists to this day. Hawkesbury Upton benefits from a local shop, Post Office/store, great primary school, church, two pub restaurants and a village hall with green and playground. Many social opportunities including cricket club, horticultural society and many sports and drama societies operate out of the village hall - too many to name! There is a daily school bus run to Katherine Lady Berkeley secondary school. Convenient commuting via the A46 to Bristol/Bath/Chippenham, M4 J18 at Tormarton is a 12 minute drive; M5 J14 = 15 minutes. Waitrose Chipping Sodbury/Yate = 15 minutes.

GROUND FLOOR

Light & Airy Reception Hall 11' 10" x 17' 7" (3.61m x 5.36m) Impressive full height space with views up to the lofty beamed ceilings and galleried landings of the first and second floors, staircase with stairlift leading to first floor, Parquet flooring 2 x radiators.

Cloakroom Window to front, low level WC, hand basin with vanity, part tiling to wall, radiator.

Study 8' 2" x 7' 11" (2.49m x 2.41m) Window to side, built-in storage cupboard, radiator.

Kitchen Breakfast Room 18' 1" x 10' 11" (5.51m x 3.33m) Windows to side and rear, range of wall and base units with Granite worktops over, part tiling to walls, single drainer one and a half bowl sink unit, space for range cooker with cooker hood over, space for American-style fridge freezer, plumbing for dishwasher and washing machine, radiator, door to rear garden.

Dining Room 12' 11" x 16' 10" max (3.94m x 5.13m) Full height windows to rear, Parquet flooring, French doors leading to garden.

Lounge 18' 2" x 19' 3" (5.54m x 5.87m) Windows to front and rear, stone fireplace with multi fuel stove, radiator.

Conservatory 18' 0" x 10' 11" (5.49m x 3.33m) Tiled floor, French doors to garden, radiator.

FIRST FLOOR

Flying Study 12' 11" x 19' 9" approx. (3.94m x 6.02m) Study area in the galleried landing, lofty beamed ceiling, airing cupboard housing hot water cylinder, radiator, staircase leading to second floor galleried landing.

Master Bedroom 16' 3" x 12' 11" (4.95m x 3.94m) Windows to rear, fitted wardrobes, exposed beams and stonework with window seats, 2 x radiators.

Ensuite Bathroom 8' 11" x 6' 1" (2.72m x 1.85m) Window to front, low level WC, hand basin with vanity unit, corner bath, separate shower cubicle, part tiling to walls, heated towel rail.

Bedroom 2 12' 0" x 9' 7" (3.66m x 2.92m) Window to rear, exposed beams, window seat, radiator.

Ensuite Shower Room 5' 9" x 9' 6" (1.75m x 2.90m) Macerating WC, hand basin with vanity unit, shower cubicle, built-in storage cupboard, part tiling to walls, electric warm air heater, extractor fan.

Bedroom 3 14' 5" x 9' 4" (4.39m x 2.84m) Windows front and side, exposed beams and stonework, window seat, built-in wardrobe, radiator.

Bathroom 8' 11" x 5' 11" (2.72m x 1.80m) Window to front, low level WC, hand basin, panelled bath, separate shower cubicle with electric shower over, part tiling to walls, heated towel rail.

SECOND FLOOR

Galleried Landing Velux window to rear, lofty beamed ceiling.

Bedroom 4 14' 8" max x 12' 7" approx. (4.47m x 3.84m) 2 x Velux windows to rear, range of fitted and walk-in wardrobes and cupboards, lofty beamed ceiling, radiator.

Bedroom 5 12' 7" min x 12' 7" approx. (3.84m x 3.84m) Window to side and Velux to rear, built-in cupboards, lofty beamed ceiling, exposed stonework, radiator.

Bathroom 5' 7" x 7' 7" (1.70m x 2.31m) Velux window to rear, low level WC, hand basin, panelled bath, exposed beams, part tiling to walls, radiator.

OUTSIDE

Triple Garage 20' 0" max x 38' 5" max (6.10m x 11.71m) Electric double up & over garage door, windows to side, personal door, double wooden doors which provides generous access through to the rear garden, power & light, workshop area, inspection pit, staircase leading to a great loft above the garage with Velux window plus light. Large side drive with generous parking.

Enclosed South Westerly Garden Measuring about a third of an acre, this beautiful garden started life as a bare field, after years of loving care and careful planting, it's been transformed into a lovely garden with many seating areas so you have the choice of sun or shade throughout the day with patios/covered areas. Mature trees and shrubs with flower beds, raised vegetable patch and then for anyone young children who want to run-around there is a large lawned area to the rear. Gated side access plus further access through the garage, oil tank, bin storage area and compost site.

Greenhouse 15' 5" x 8' 2" (4.70m x 2.49m) With a mature white grape vine.

FURTHER DETAILS

Directions From M4 J18 Tormarton proceed North on the A46 for about 5 and a half miles, through The Cross Hands traffic lights and Petty France to the Badminton crossroads at Dunkirk. Turn left into France Lane signposted Hawkesbury Upton and continue into and through the village passing the village hall and Beaufort Arms Public house. As you drop down the hill where the road narrows, you'll pass a pond on your left-hand side and 2 The Tithe Barn is the last property on the left before you get to the Somerset Monument.

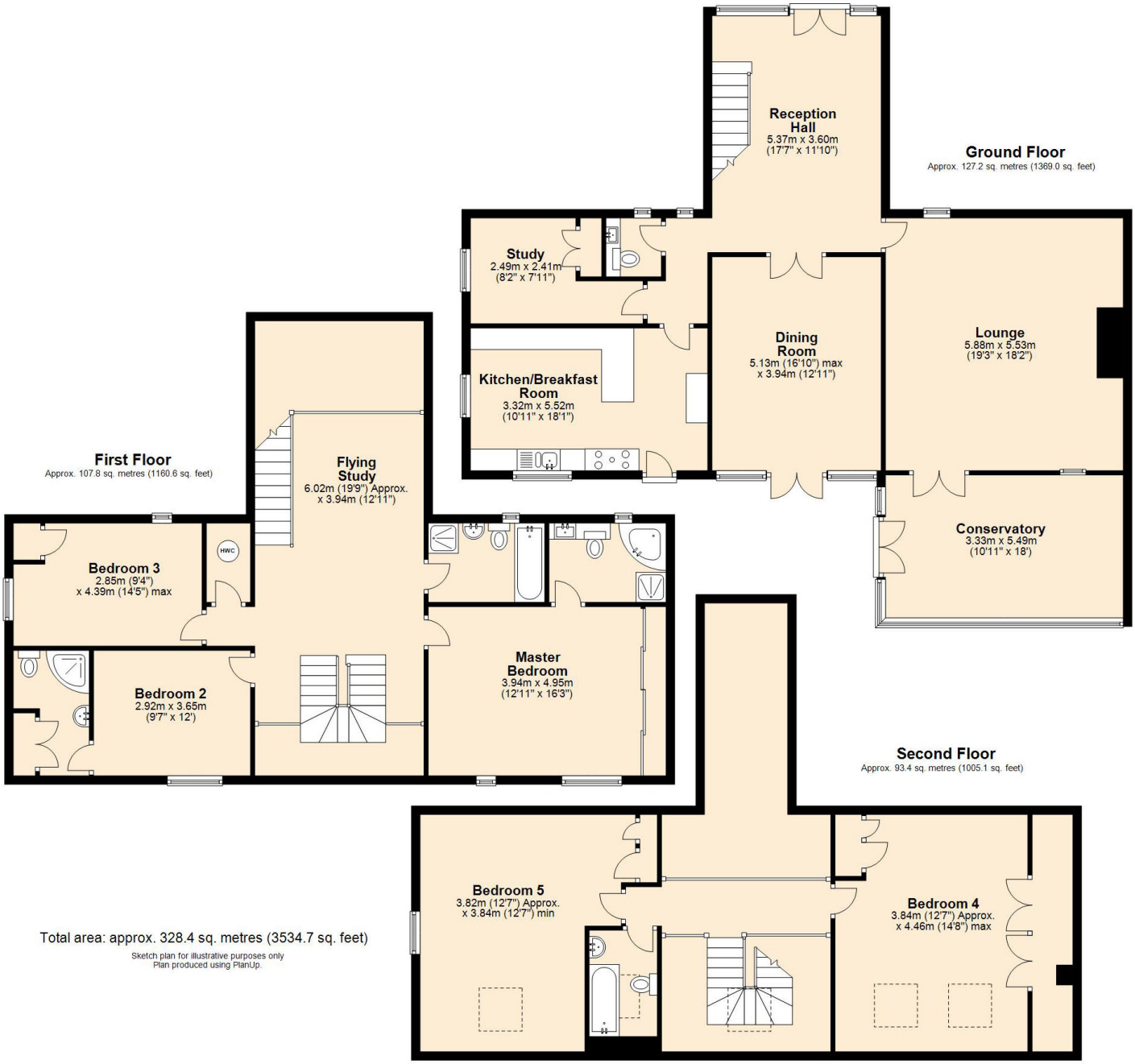
Tenure Freehold

Council Tax Band G

Services Mains water, electric and drainage are connected.

Oil fired central heating.

High speed fibre broadband connected.



Total area: approx. 328.4 sq. metres (3534.7 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

COUNTRY PROPERTY

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