



JAMES PYLE®



Cleeve, 24 Back Street, Hawkesbury Upton, Badminton, South Gloucestershire, GL9 1BB

Family Home  
Desirable Village Location  
4 Double Bedrooms  
Generous Reception Space  
Kitchen/Dining Room  
Enclosed Rear Garden

Approximately 1,634 sq ft



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

£1,650 pcm

‘Set down a desirable lane an easy level walk from the village High Street, this 4 bedroom family home is very well-presented throughout.’



### The Property

DESCRIPTION Cleeve is a stylish family home located down a desirable lane within the sought-after village of Hawkesbury Upton and an easy level walk from the village shop, pubs and primary school. This end of terrace modern home has been extended, updated and very well-maintained over the years offering good-sized accommodation of some 1,600 sq.ft. The ground floor boasts ample reception space comprising a spacious living room with sliding doors leading to an open plan style playroom and sitting room complete with custom built solid oak patio doors out to the garden. The L-shaped kitchen/dining room is well-fitted installed by a local company with custom designed units set beneath solid granite worksurfaces complete with matching breakfast bar. The kitchen features integral appliances including a dishwasher, washing machine,

fridge and water softener. A converted garage provides excellent storage. Upstairs, there are four double bedrooms all with built-in wardrobes. The family bathroom is well equipped with both a separate bath and shower.

Outside and to the front, a private driveway provides parking for several vehicles with an adjoining small front garden. The rear garden is fully enclosed with a good degree of privacy and is landscaped mostly to lawn with shrub borders and a patio terrace.

SITUATION Hawkesbury Upton is a highly sought after village surrounded by Cotswold countryside with the Badminton Estate home to the famous Badminton Horse Trials located only a few miles

away. The village has a range of facilities including a popular primary school, two public houses, village shop, a post office, farm shop and an active village hall whilst sporting facilities include tennis courts and a cricket ground. The market towns of Wotton-under-Edge and Tetbury are both within 10 miles which have a further range of amenities and schools. The village is in the catchment area for Katherine Lady Berkley and Gloucester Grammar schools are within easy reach.

The village is conveniently located only a 10 minute drive to junction 18 of the M4, perfect for commuting to Bristol, Bath and London as well as the M5 for further travel. Yate train station is less than 10 miles away with regular services.

### Directions

From the A46, follow France Lane into Hawkesbury Upton. By the war memorial, take the right hand turn into Park Street and continue the road around onto Back Street. Locate the property half way up on the right hand side. Sat nav postcode GL9 1BB

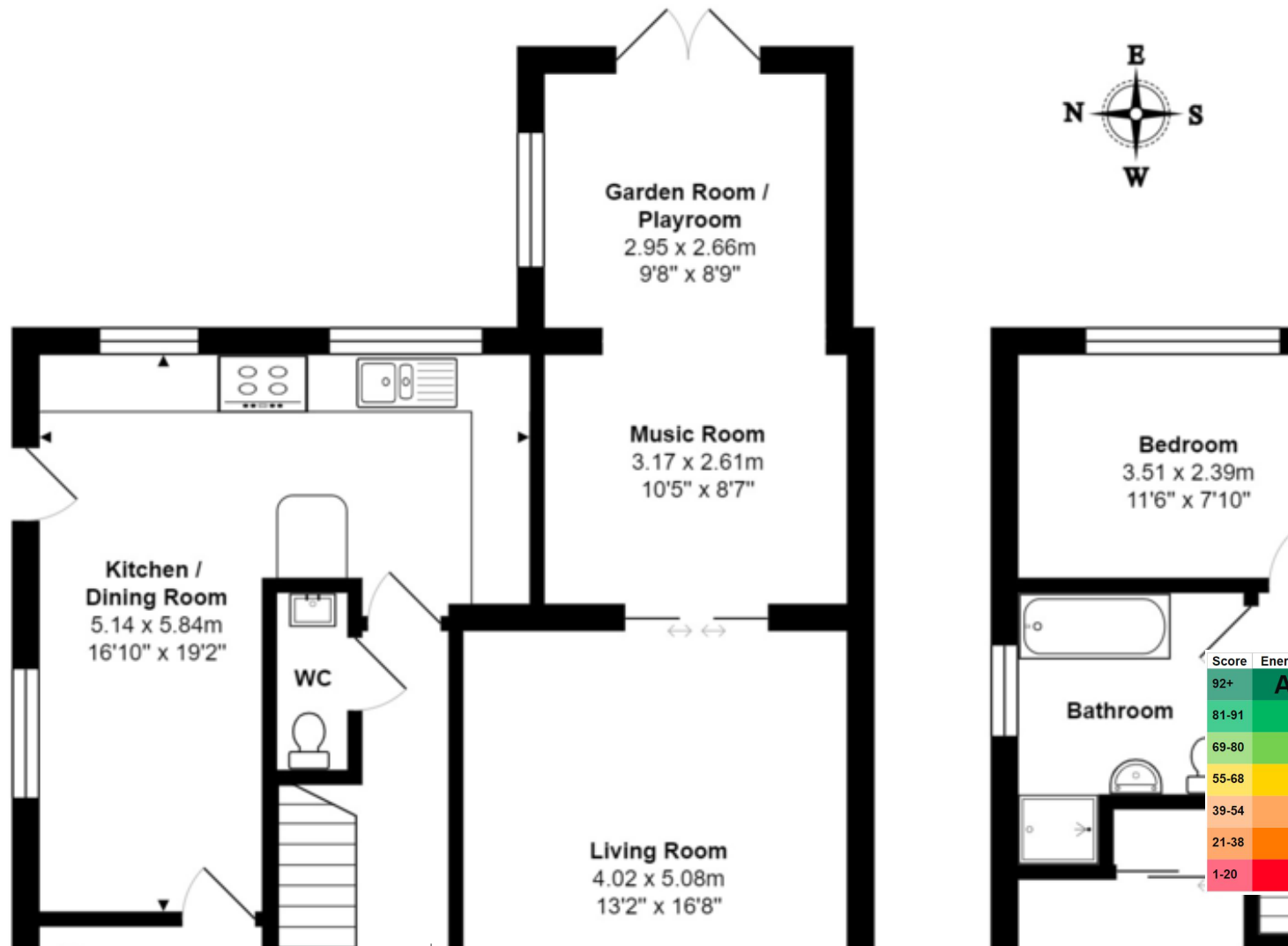
### Local Authority

South Gloucestershire Council

### Council Tax Band

E £2,405





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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