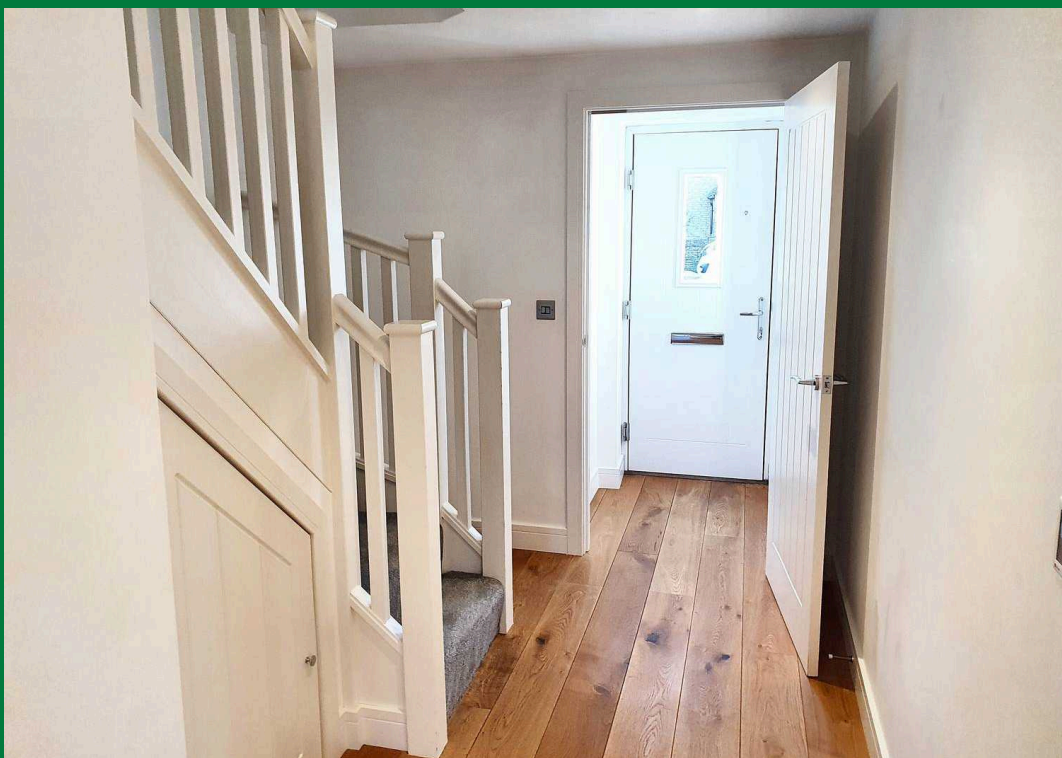
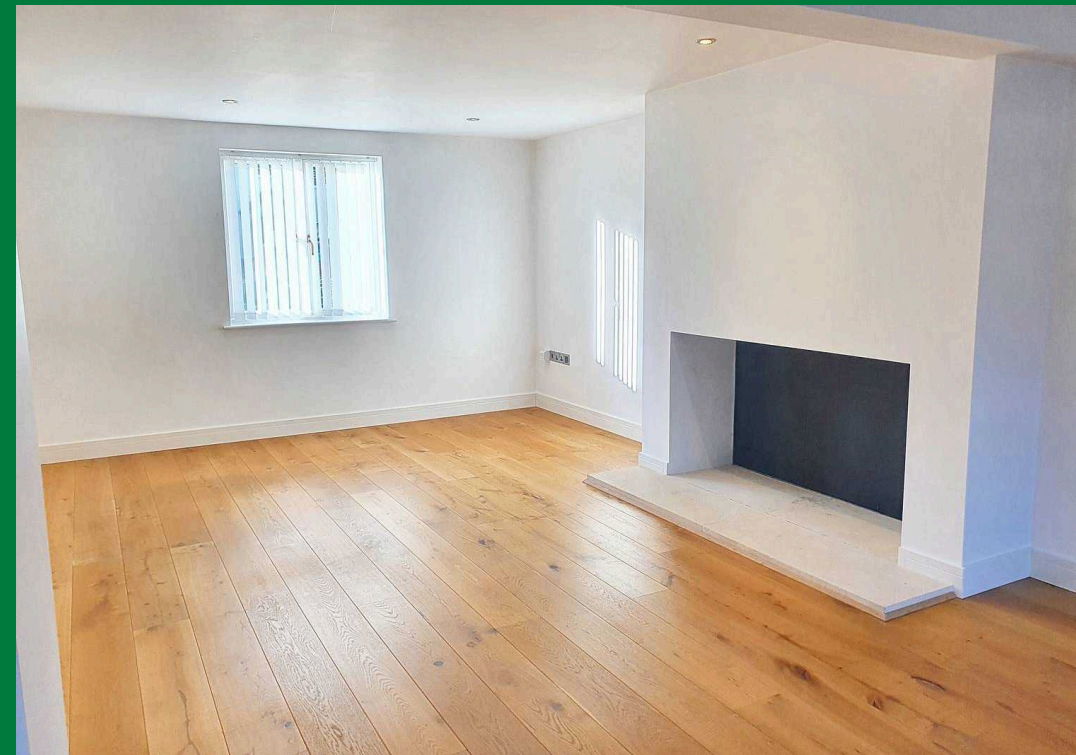




Ivy Leaze

Hawkesbury Upton

£489,950



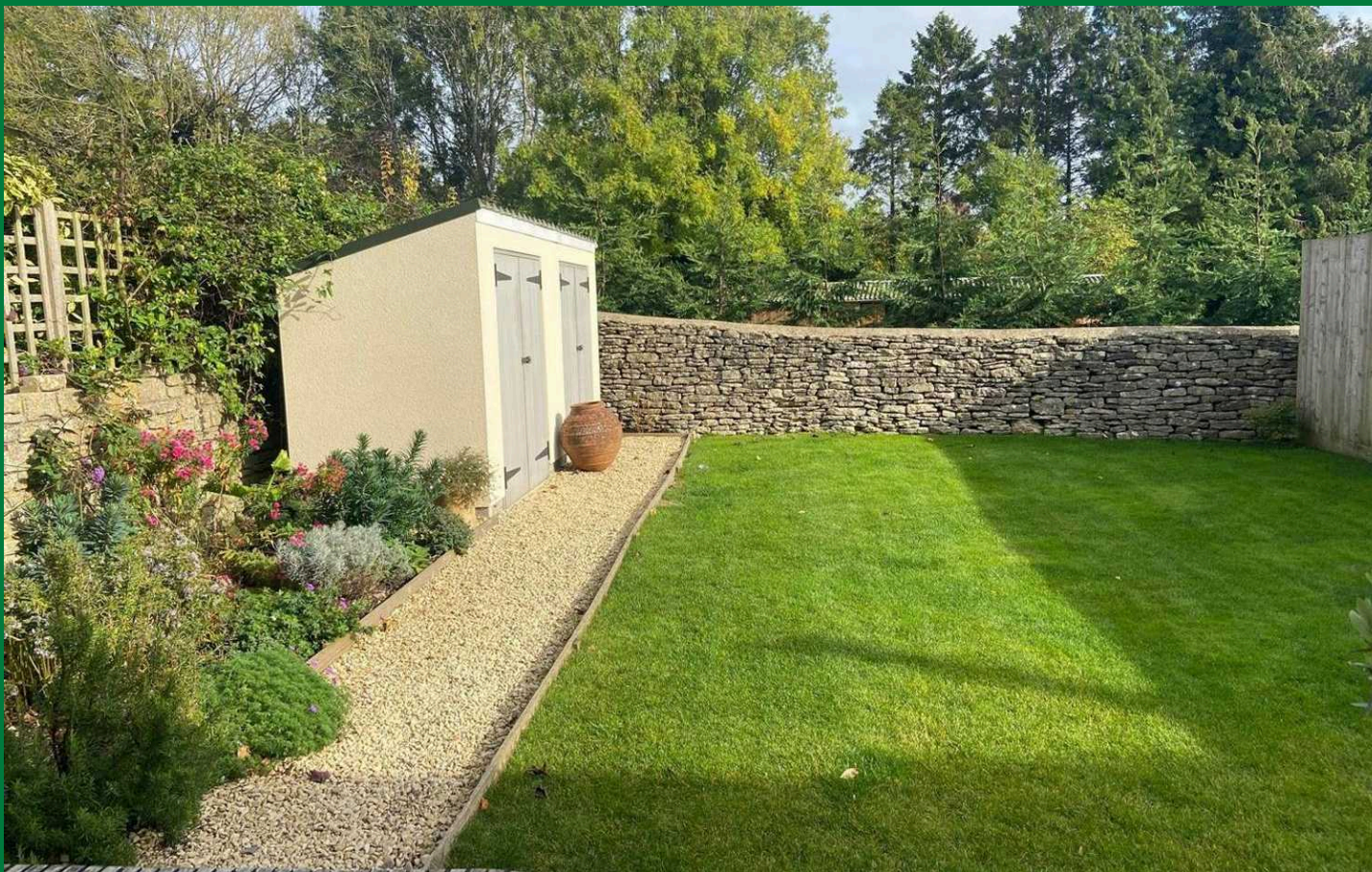
Ivy Leaze

Back Street, Hawkesbury Upton, GL9 1BB

Constructed circa 2020, this delightful family home is located in a quiet spot in the heart of the village. The accommodation, which feels light-and-airy, comprises open plan reception accommodation with living area, dining area and a high specification kitchen/breakfast room - complete with an 'Everhot' range cooker and integral white goods. The property features 3 double bedrooms with an ensuite shower room, fitted wardrobes and a good sized family bathroom. There is a downstairs cloakroom and engineered oak floor which runs throughout the ground floor of the property, complete with cosy underfloor heating which is coupled to a highly efficient heat pump. Outside, there is plenty of off street parking to the front of the property and a rear garden with a lawned area, patio and storage shed. There is a strong community spirit in the village centering around the village hall, primary school, stores and two pubs.

- Bespoke Built Property
- Garden And 3x Parking
- High Specification
- Everhot Range Included
- Master Ensuite Shower Room
- Pleasant Quiet Village Setting
- Energy Efficiency Band B
- No Onward Chain





Hawkesbury Upton

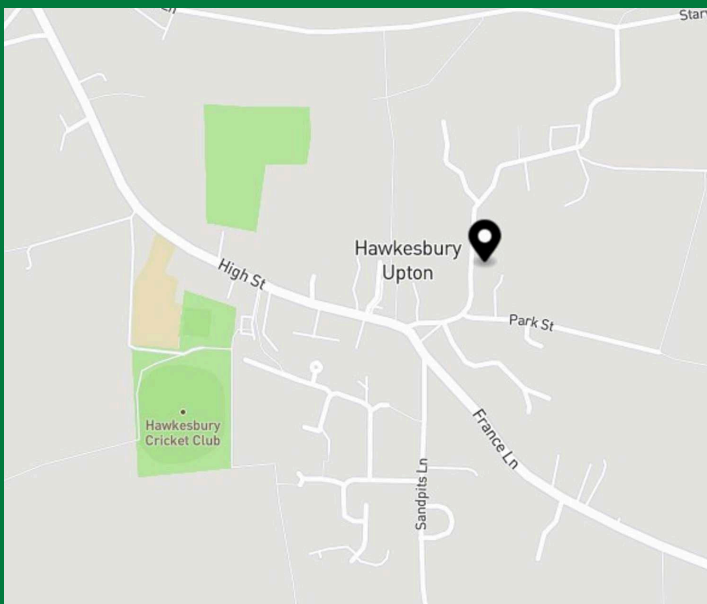
Hawkesbury Upton is an established Cotswolds country village surrounded by open countryside. This thriving rural community boasts local shops, school, church, village hall, two public houses and a village green. The property is within the catchment area of the highly regarded Katharine Lady Berkeley School and there is a bus from the village to the school. The A46 trunk road is about two miles distant, M4 motorway junction 18 Tormarton - 6 miles. Convenient for Tetbury, Badminton, Stroud, Gloucester, M4/M5, Bristol, Bath, Cotswolds.

Delightful family home in a tranquil village community setting, featuring open plan living space, high-end kitchen, 3 double bedrooms with ensuite, downstairs cloakroom, parking, and a lovely garden with patio and lawn.

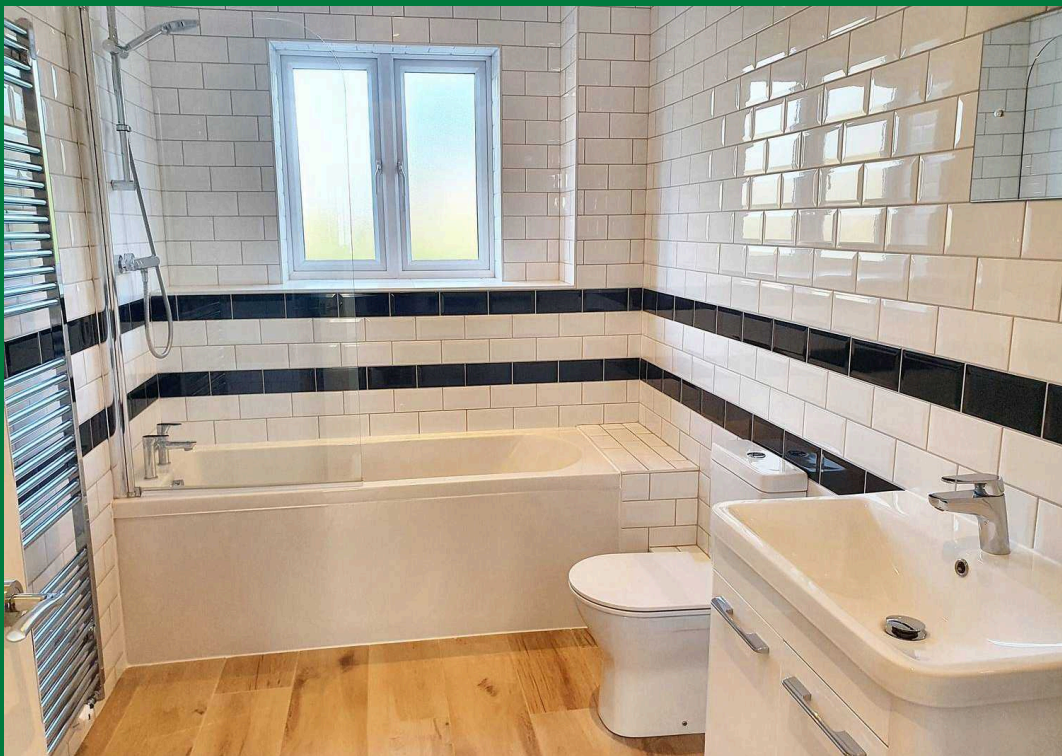
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

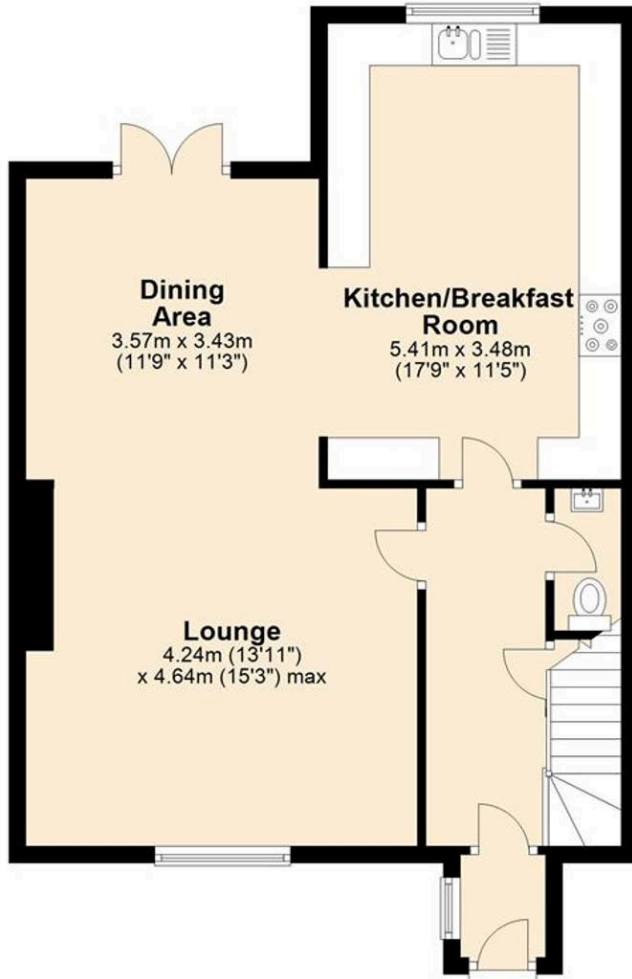


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



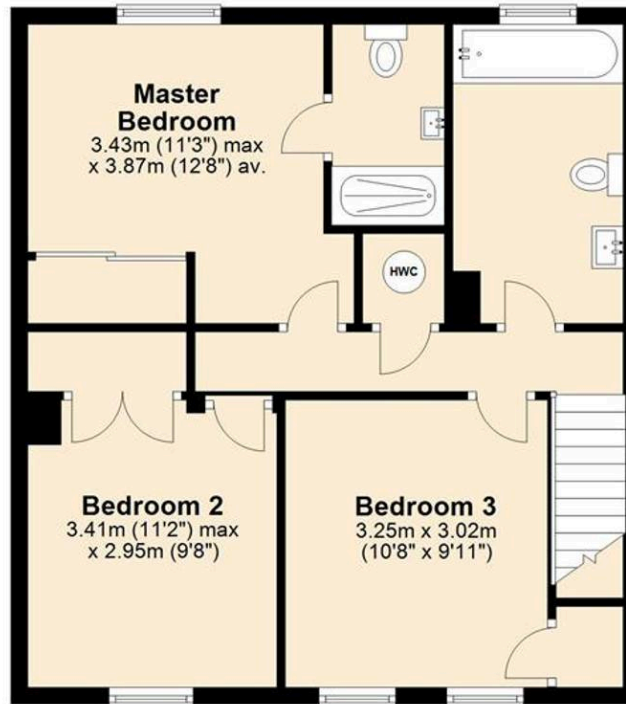
Ground Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 118.4 sq. metres (1274.0 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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