



JAMES PYLE & CO.



Goldstone, The Plain, Hawkesbury Upton, Badminton, Gloucestershire, GL9 1AT

Semi-Detached Period Home  
Delightful Village Centre Position  
3 Bedrooms  
Open Plan Kitchen/Dining Room  
Living Room with Fireplace  
Secure Courtyard Garden  
Garage  
Short walk to amenities



01666 840 886  
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,188 sq ft

**Price Guide: £389,950**

‘Positioned at the very heart of the village with a lovely outlook over the war memorial green, this semi-detached 3 bedroom period home is conveniently located for an easy level walk to all the village amenities’

### The Property

Goldstone is a semi-detached period home set within the very heart of the sought-after village of Hawkesbury Upton enjoying a pleasant outlook over the war memorial green and conveniently just a short level walk to the village shop, pub and primary school. The property boasts good-ceiling height throughout with large windows promoting light and airy accommodation which is arranged over two floors and extends in all to 1,118 sq.ft.

The ground floor is accessed through a porch to the entrance hall featuring pretty Victorian tiled flooring. The living room showcases a large bay window and fitted storage either side of a multi-fuel burner. At the rear of the house there is a delightful open plan kitchen/dining room with a central stairway. The dining room also features a multi-fuel stove whilst the kitchen is equipped with modern units and

excellent built-in storage. Upstairs, there are three bedrooms and a modern family bathroom fitted with both a shower and separate bath. The charming principal bedroom has high-vaulted ceiling and exposed timber beams.

At the rear of the property there is a courtyard style garden accessed from the dining room with further pedestrian side access. The garden is thoughtfully landscaped for easy maintenance with an artificial lawn and gravel, securely enclosed by stone walling providing a good degree of privacy. Adjoining to the side of the house there is a garage ideal for storage needs. On street parking is easily available on the lane in front.

### 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 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.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drains, water and electricity.

### Directions

From the A46, follow France Lane into Hawkesbury Upton. By the war memorial, take the right hand turn into Park Street and locate the property immediately on the left. Sat nav postcode GL9 1AT

### Local Authority

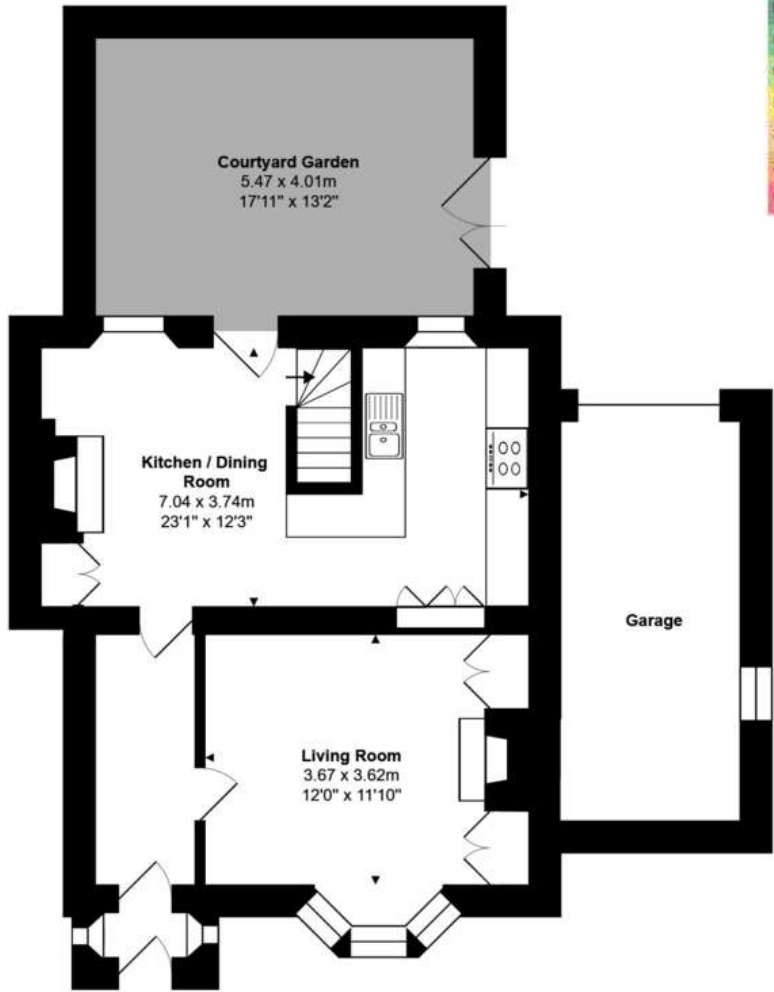
South Gloucestershire Council

### Council Tax Band

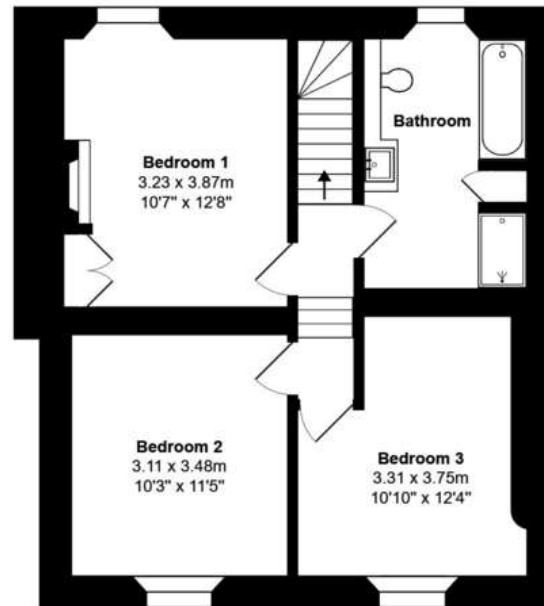
D £1,876



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42   E	51   E
21-38	F		
1-20	G		



Ground Floor



1st Floor

Total Internal Area: 110.4 m<sup>2</sup> ... 1188 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

**SHERSTON 01666 840 886**  
4 The Old School, High Street, Sherston SN16 0LH

**PAINSWICK 01452 812 054**  
Hoyland House, Gyde Road, Painswick GL6 6RD