



JAMES PYLE<sup>Co.</sup>

The Old Bakery, Park Street, Hawkesbury Upton, Badminton, GL9 1BA

Charming 18th Century period house  
Detached substantial 2 bedroom annexe  
3/4 bedrooms in the main house  
Generous reception space  
Magnificent kitchen/dining room  
Elegant period features throughout

Approximately 2,494 sq ft



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

**£2,500 pcm**

‘This beautifully presented 18th Century period house is accompanied by a superb 2 bedroom annexe and south-facing garden.’



### The Property

**DESCRIPTION** The Old Bakery is a superb period house quietly situated down a no-through lane within the highly sought-after Cotswold village of Hawkesbury Upton, just a short level walk from amenities. The property is beautifully presented having been sympathetically updated whilst retaining an abundance of elegant period features throughout. The property is accompanied by an excellent annexe which offers a versatile range of uses such as secondary accommodation, a home office, gym, or additional reception space.

The main house is deceptively spacious offering some 1,675 sq.ft. of accommodation across two floors. The ground floor layout flows from room to room offering a generous amount of reception space comprising a large entrance

hall, two reception rooms and a kitchen/dining room. The front sitting room features an imposing traditional inglenook fireplace whilst the rear living room has a cosy wood-burning stove within the fireplace. The kitchen/dining room is a magnificent room with an exceptional vaulted ceilinged mezzanine floor above. The kitchen is equipped with a large larder, electric Aga and additional gas-hob companion Aga. There is a separate utility room with rear access. On the first floor, there are three bedrooms all with new carpets, and a family bathroom. The mezzanine floor provides ample space for a further bedroom or study.

The annexe offers a substantial 819 sq.ft of further accommodation comprising a large reception room, ground floor bedroom, shower room and 26ft bedroom above.

In front of the property lies a lawn bound by stone walling and a driveway offering private parking. The rear garden enjoys a good degree of privacy and a sunny south-facing orientation. Behind the annexe there is an addition small garden area.

**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, and an active village hall. 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

<https://w3w.co/girder.coffee.lends>

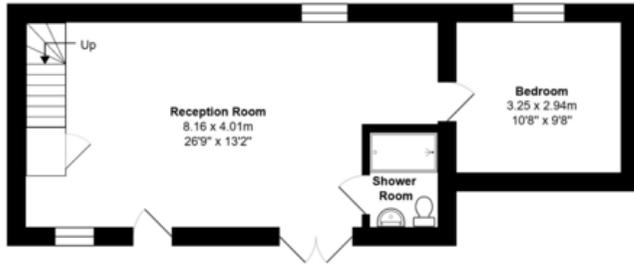
### Local Authority

South Gloucestershire Council

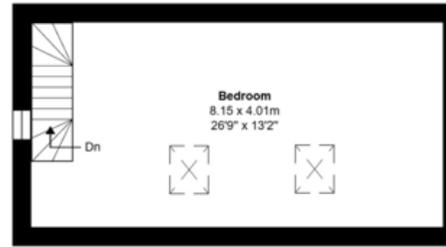
### Council Tax Band

D £2,310





**Annexe Ground Floor**



**Annexe First Floor**

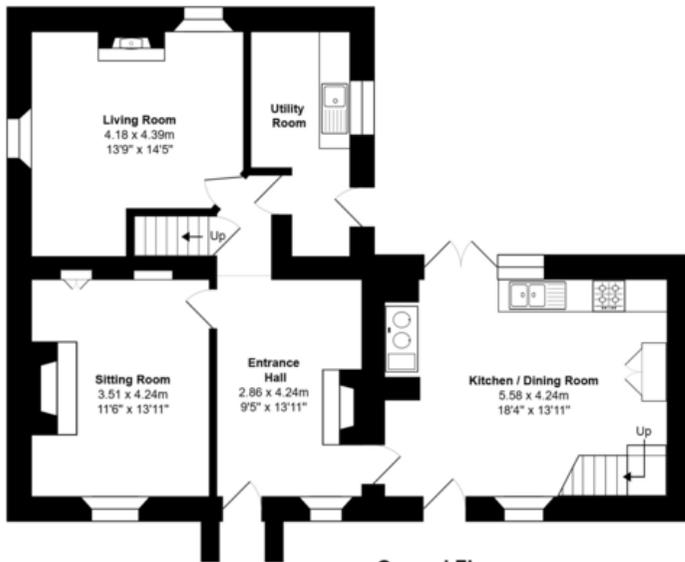


Main House Area: 155.6 m.sq ... 1675 sq.ft.

Annexe Area: 76 m.sq ... 819 sq.ft.

Total Area: 231.7 m<sup>2</sup> ... 2494 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**

This property has an EPC exemption

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