



## 2 FARMCOTE

Hillesley, Wotton Under Edge, GL12 7RP

**DJ&P**  
DAVID JAMES & PARTNERS

RESIDENTIAL

# 2 FARMCOTE

Hillesley, GL12 7RP

## Detached Family Home – No Onward Chain!

- 4 Double Bedrooms
- En-Suite & Dressing Area to Master Bedroom
- Family Bathroom
- Kitchen/Breakfast Room
- Utility
- Dual Aspect Living Room
- Study
- Extended Dining Room
- Cloakroom/WC
- South Facing Enclosed Rear Garden
- Double Garage
- Driveway Parking
- Guide Price £625,000

North Bristol & Gloucestershire Agency  
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Tel 03300 537200  
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## DESCRIPTION

A substantial 4 double bedroom family home located in a quiet cul de sac within the heart of the village of Hillesley. Having been in the same ownership since new (circa 1999) this property is offered for sale with no onward chain.

## SITUATION

Hillesley is a charming village on the edge of the Cotswold escarpment. Conveniently located for the nearby market towns of Wotton under Edge, Tetbury and Chipping Sodbury. The local public House is the Fleece Inn which was bought and re-furbished by The Hillesley Community. Village amenities include a primary school, the church, a playing field hosting cricket teams, a tennis court and club, allotments and a mother and toddler group. Katherine Lady Berkeley Secondary School is just a few miles away.

## ACCOMMODATION

### Ground Floor

Block paviour pathway leading to the entrance porch followed by a delightful, spacious hallway with stairs rising to the first floor and access to the cloakroom/WC, under stairs storage and main living accommodation.

The well-proportioned lounge is dual aspect with a feature 'Rudloe stone' open fire place, there are French doors leading onto a patio and garden beyond. The extended dining room offers spacious dining with dual aspect windows overlooking the well maintained garden. The fitted kitchen/breakfast room also gives access to the rear garden and has a utility off which houses the Worcester boiler and has a stable door leading to the driveway. There is also a study on the ground floor with fitted furniture and views to the front.

### First Floor

Four double bedrooms can be accessed via the light and airy galleried landing, the Master bedroom has a fitted walk through dressing area and en-suite. There is also a well-proportioned 4 piece family bathroom. The loft is insulated and boarded with a ladder and light.

## OUTSIDE

Driveway parking to the side leads to a double garage with loft storage, power, light and courtesy door to garden. In the well-stocked South facing garden there is storage and various secluded patio areas perfect to enjoy the long summer

evenings.

EPC

EPC D Rating.

## SERVICES

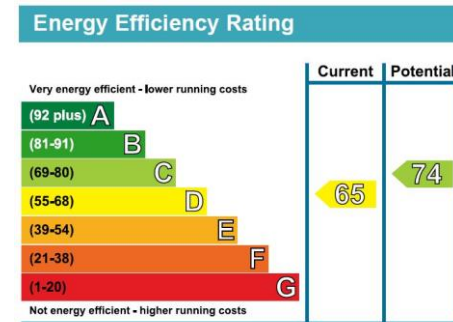
Mains electricity & water. Oil central heating.

## LOCAL AUTHORITY

Stroud District Council - Council Tax band G.

## VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720.



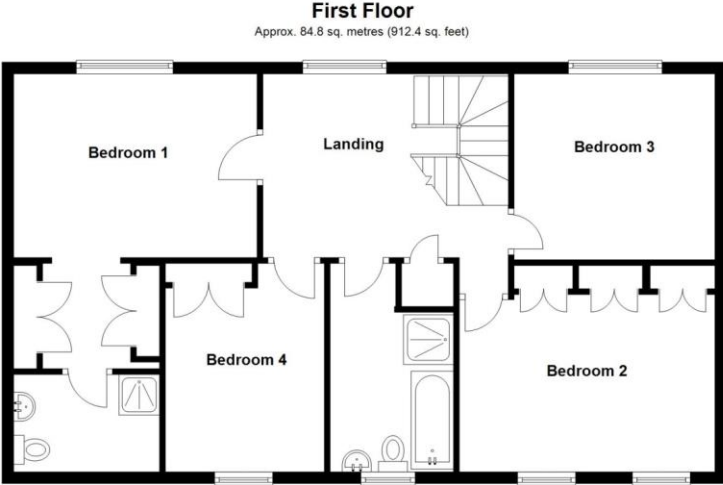
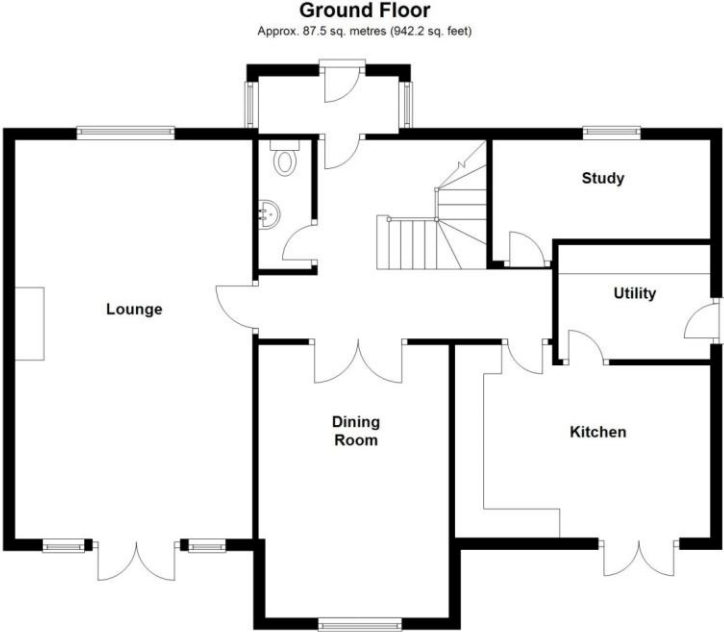
## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Total area: approx. 172.3 sq. metres (1854.6 sq. feet)