



Cotswold Glen

Hillesley

£550,000



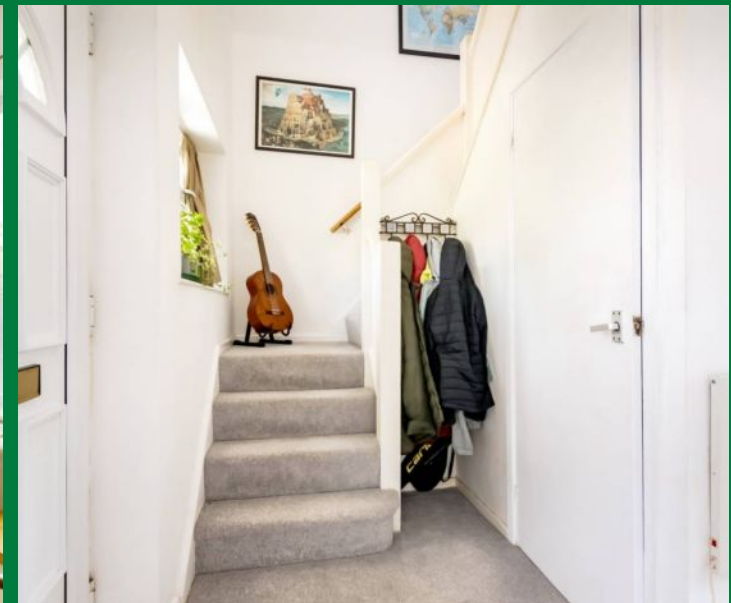
Cotswold Glen

High Street, Hillesley, GL12 7RS

Located in the heart of the popular village of Hillesley, in the lee of the beautiful Cotswold Hills and within an easy walk to the local pub, is this 3 bedroom detached home with garden, garage and parking. Brimming with potential, it is ideally situated to be a part of a thriving local village community.

The property is presented to a good standard and has a light and airy feel, yet offers something of a blank canvas for the next owners to put their mark on it. The detached property benefits from a generous wraparound garden with a South Westerly rear aspect – a gardeners dream with flower beds and borders, trees and shrubs including a lovely apple tree. The accommodation includes porch, entrance hall, lounge, kitchen breakfast room, dining room, 3 bedrooms and bathroom. To the front we find driveway parking for 2 or 3 cars and a single garage with a separate wood store behind. In summary, a lovely house in a great location, and truly worth a viewing to see what's on offer.

- Detached Home
- Lounge & Dining Room
- Kitchen Breakfast Room
- 3 Bedrooms & Bathroom
- Garage & Driveway Parking
- Generous Garden
- Village Location
- Energy Efficiency Rating E





Hillesley

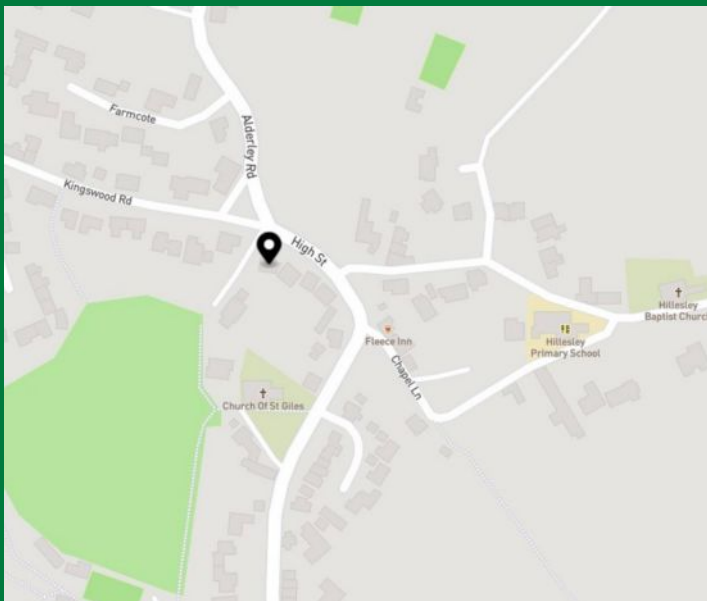
Hillesley is an established country village, located in an area of “Outstanding Natural Beauty” and enjoying a sheltered position in the lee of the Cotswold Hills. There is a village primary school, community owned public house, plus a sports field with play area, tennis court and football/cricket pitches. Wotton-under-Edge Town is a 7 minute drive, with its supermarkets and range of shops and facilities, the renowned KLB Secondary School in nearby Kingswood. A46, Chipping Sodbury and Yate, M4 and M5 motorways.

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



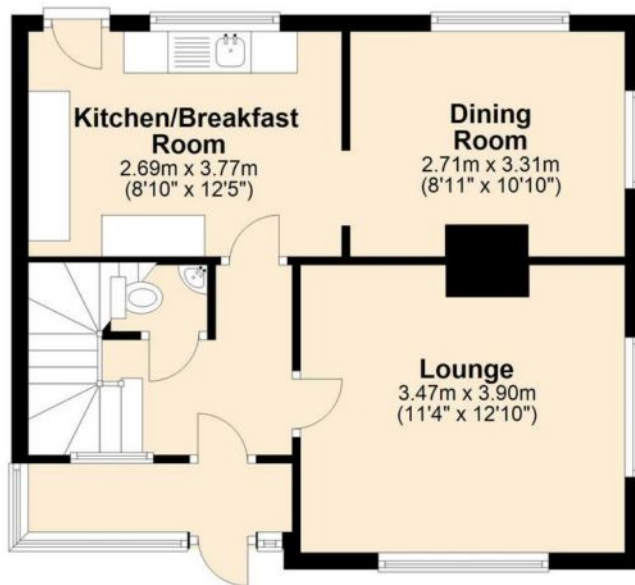
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



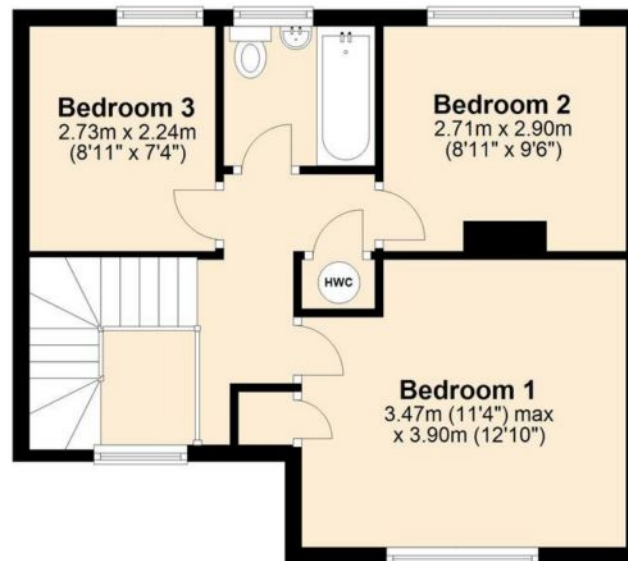
Ground Floor

Approx. 44.2 sq. metres (476.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 85.2 sq. metres (916.6 sq. feet)

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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