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Martine Cottage, High Street, Hillesley, Gloucestershire GL12 7RS



A beautifully appointed cottage nestled into the village of Hillesley, just on the edge of the Cotswold Hills with two bedrooms and a low maintenance garden.

Martine Cottage is a very attractive, mid-terraced cottage that has been tastefully updated by the current owners during the past two years of their ownership, now offering a ready to go, low maintenance home. These updates include a newly fitted bathroom, double glazed windows and doors, redecoration throughout with new flooring and wall tiling in the kitchen and the full landscaping of the rear garden, to name just a few.

The accommodation is commenced via a useful entrance porch with space for coat and shoe storage and a very attractive encaustic tiled floor. A further door leads into the sitting room where there is a focal fireplace with a multi-fuel stove inset that also runs the central heating system. A solid wooden floor runs throughout the room and there is a window seat and stairs that rise to the first floor. Beyond the sitting room is the kitchen/dining room which has both a partially glazed door and window overlooking the rear garden. The kitchen itself is fitted with a Shaker style range of wall and base units under a solid wooden worktop and is complete with a Belfast sink. There is an integrated fridge freezer, double oven and electric hob as well as a freestanding washing machine and dishwasher with the associated plumbing in place.

On the first-floor landing are doors to both bedrooms and the bathroom, plus a storage cupboard and a hatch to access the loft space with a drop-down ladder. Both bedrooms are of double proportion, one at the front and one at the rear, and the front bedroom has a cupboard that houses the hot water cylinder. The recently updated bathroom comprises a white suite that has both a bath and a separate shower with a double rainfall shower head. The room is half tiled in a natural finish and there is also a heated towel rail.

At the rear is a decked terrace that leads directly out from the kitchen with space for an outside dining table and a log store is fitted to one end. A couple of steps rise to a further tier that has been laid with an artificial lawn and a further flagstone patio at the end with a timber storage shed that has both power and lighting.





We understand the property is connected to mains electricity, water and drainage, and there is a Gigaclear fast speed internet connection. Council tax band B (Stroud District Council).

EPC – D(64).

Hillesley is an attractive and unspoilt Cotswold village surrounded by undulating countryside. The village has an excellent pub, The Fleece Inn, a well-regarded primary school and church. There are allotments for rent in the centre of the village for just £5 per annum. The nearby towns of Wotton-Under-Edge, Tetbury and Nailsworth have a good range of everyday shops and an excellent range of specialist boutiques and delicatessens. Bath, Bristol, Swindon, Cheltenham and Gloucester are the main regional centres and are all within daily commuting distance. Junction 18 of the M4 is about 10 miles distant and there are direct services to London Paddington from Chippenham or Kemble, the former scheduled to take from 60 minutes.

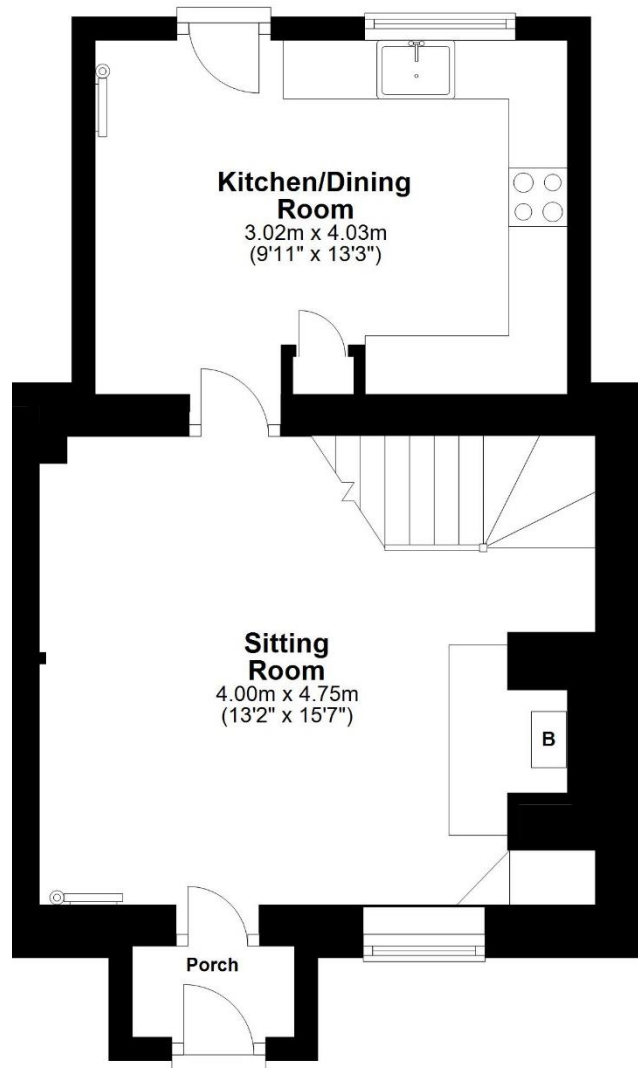
## Guide Price £300,000





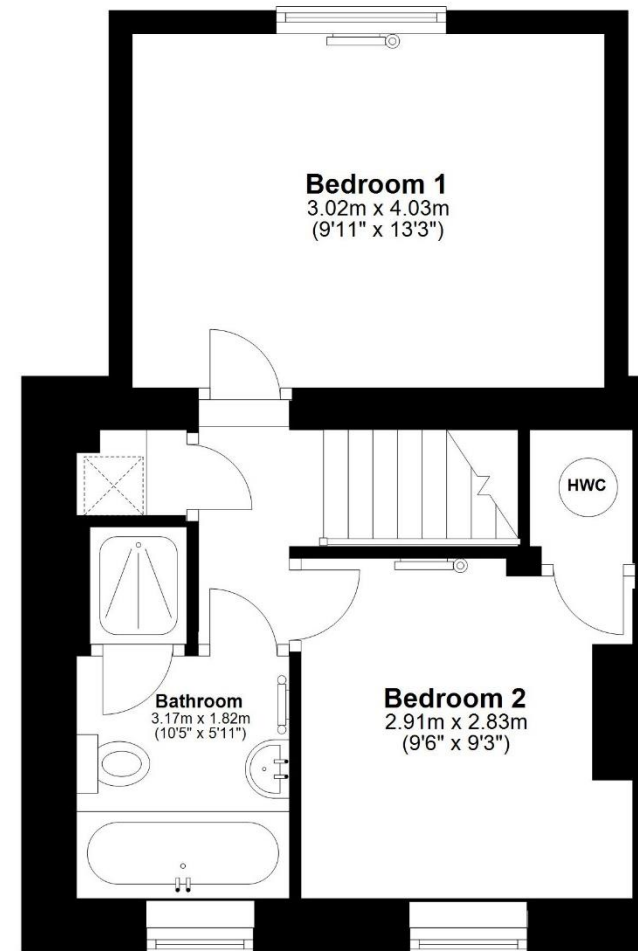
## Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 68.0 sq. metres (732.1 sq. feet)