

THE RECTORY

2 THE GREEN, ULEY, GLOUCESTERSHIRE



Dursley 2.5 miles, Wootton-under-Edge 4 miles,
Nailsworth 4 miles, Stroud 6 miles, Tetbury 7 miles.
Cam & Dursley Station 5 miles (London Paddington
about 107 minutes). M5 (J.13) 6 miles
(All distances and times are approximate)

**A classic Cotswold rectory requiring
modernisation, set in 1.478 acres
overlooking the village church with
far reaching valley views**

Ground Floor: Entrance Hall • Drawing Room
Dining Room • Kitchen • Study • Utility Room
Larder • Cloakroom • Access to Cellar

First Floor: Five Bedrooms • Bath and Shower Room
Bathroom • Cloakroom

Second Floor: Three Attic Rooms

Outside: Garage, Driveway and Ample Parking
Stone Outbuildings • Generous Gardens • Paddock
Glorious Views



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DESCRIPTION

Built in the late 1800's, The Rectory is a handsome Victorian Cotswold stone Arts & Crafts style property set in an elevated position in the popular village of Uley. With superb proportions and ceiling height, the living space is well balanced with a lovely entrance hall leading to spacious reception rooms, a kitchen and utility room, complemented by five bedrooms and two bathrooms on the first floor. Attic rooms on the second floor offer potential. In total all in about 4,621 sqft.

The Rectory is complimented by original features and enjoys wonderful views to the rear. The property is not Listed so offers scope for remodelling if required, subject to necessary consents.

Outside there is ample parking with a garage and stone outbuildings. There is also a paddock, and a generous garden mainly laid to lawn with established trees and hedges. In all about 1.478 acres.

The Rectory offers buyers an increasingly rare opportunity to acquire a very special village house with potential to be renovated and finished to their own taste and specification.

SITUATION & AMENITIES

Tucked beneath the wooded slopes of the Cotswold escarpment, the picturesque village of Uley is rich in character and surrounded by stunning countryside. At the heart of the village is a thriving community with a blend of heritage and modern amenities. Uley boasts a well-regarded village shop and post office, a popular community-run pub – The Old Crown Inn, and a village primary school. The Uley Brewery, an award-winning microbrewery, adds a unique local flavour, while a network of scenic footpaths leads to landmarks such as Uley Bury and Hetty Pegler's Tump, a Neolithic burial mound.

Nearby Dursley provides a wider selection of shops, supermarkets, cafes, and restaurants, while the



charming market towns of Tetbury and Stroud offer vibrant farmers' markets, independent boutiques, and art galleries. Stroud also provides mainline rail services to London Paddington in around 90 minutes.

Road connections are convenient, with the A38 and M5 offering access to Bristol, Cheltenham, and Gloucester, while the M4 gives a direct route towards London. The area is well-served for schooling, with a range of local and independents.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating. Broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Nos 3, 4 and 5 The Green contribute 60% towards maintenance of the brown shaded area. See enclosed plan.

TENURE

Freehold with vacant possession.



LOCAL AUTHORITY

Stroud District Council

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or E cirencester@butlersherborn.co.uk.

COUNCIL TAX

Band G

EPC

Band E

DIRECTIONS (GL11 5SN)

Head northbound through the village of Uley and pass the church on the left-hand side. Take the next left hand turning and continue straight up the hill where the drive leading to the property is immediately to the north of the church.

what3words: [:///roughest.corn.tagging](https://www.what3words.com/tagging/:///roughest.corn.tagging)



The Rectory 2 The Green

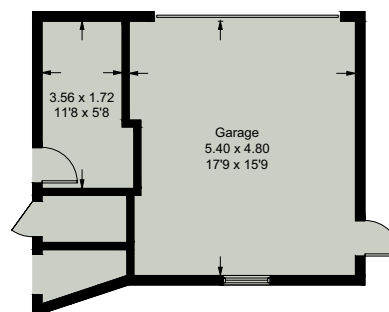
Approximate Gross Internal Area = 350.5 sq m / 3773 sq ft

Cellar = 34.5 sq m / 371 sq ft

Outbuilding = 44.3 sq m / 477 sq ft

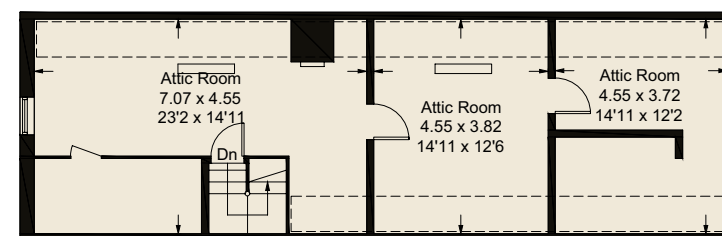
Total = 429.3 sq m / 4621 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229402)

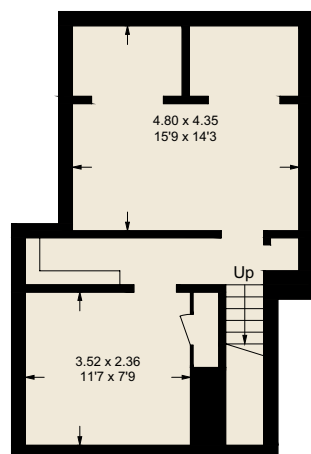


(Not Shown In Actual Location / Orientation)

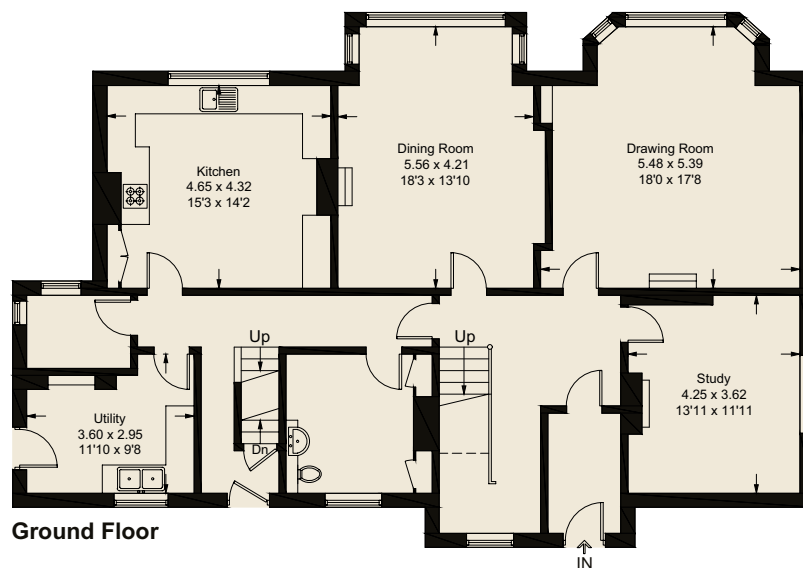
[Dashed line] = Reduced headroom below 1.5m / 5'0



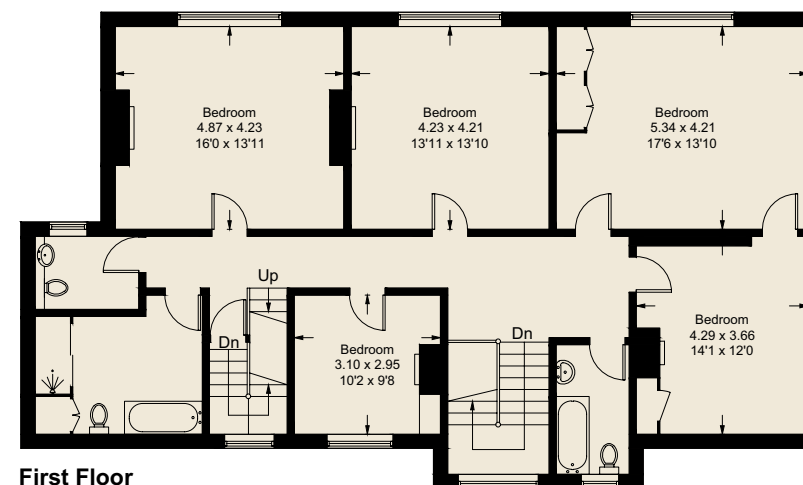
Second Floor



Cellar



Ground Floor



First Floor



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