

East View, High Street, Hillesley, Gloucestershire, GL12 7RS

Semi-detached period stone cottage
Character features
Front and rear gardens
Private off-street parking
4 bedrooms
Living room with fireplace
Kitchen/dining room
Bathroom and shower room
Picturesque Cotswold village setting
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £370,000

Approximately 1,135 sq.ft excluding outbuilding



‘Nestled within the Cotswold village of Hillesley, this charming semi-detached 4-bedroom period cottage is set amongst front and rear gardens complete with parking’

The Property

This charming semi-detached natural stone period cottage is situated within the picturesque village of Hillesley which is a lovely community set amongst the Cotswold Area of Outstanding Natural Beauty. The cottage is available with no onward chain boasting both front and rear gardens plus private parking. Believed to have originally formed as one property constructed in the 1800s, the cottage still today has lots of character and charm while the light and bright accommodation has good proportions.

On the ground floor, a porch with a stable door opens to the front reception room which features a stone fireplace and woodburning stove inset plus a delightful window seat looking over the front garden. The kitchen/dining room is at the rear with double patio doors connecting to the garden behind. The kitchen with a range of timber units and has a utility room off the side with a convenient downstairs shower room. On the first floor there are two double bedrooms and a single bedroom alongside the family bathroom. On the top floor there is a magnificent

bedroom with exposed beams. The cottage has superb views over the surrounding countryside reaching as far as the Welsh hills.

There is a private driveway at the front of the cottage which offers off-street parking for two cars. Screened by silver birches, the front garden is laid mostly to lawn while the rear garden has been landscaped with a patio terrace. Within the rear garden there is an outbuilding which has power connected and could be converted into a home office.

Situation

Hillesley is a delightful unspoilt village on the edge of the Cotswold Escarpment and Badminton Estate, nestled within rolling Gloucestershire countryside close to the Cotswold Way. The village's amenities include a primary school, St Giles church, an active village hall and the community run Fleece Inn which was voted as CAMRA's county pub of the year in 2018. There are sporting activities within the village such as a playing field hosting cricket teams and a tennis court. The neighbouring

village of Hawkesbury Upton also offers a range of facilities including a primary school, pub, a village shop, post office and village hall. Less than 3 miles away is the large market town of Wotton-under-Edge a typical Cotswold market town made prosperous from the former woollen industry and today provides good local amenities for everyday needs, including schools for all ages and the highly regarded Katharine Lady Berkeley secondary school, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. Both the M4 and M5 Motorway are within 15 minutes' drive away, putting Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Yate, only 20 minutes away, and has regular mainline services.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast

broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Stroud District Council Tax Band D.

Directions

From the A46 at Petty France, head to Hawkesbury Upton along France Lane and proceed through Hawkesbury Upton village itself following signs for Hillesley. After about 2 miles, enter Hillesley and locate the property on the left after the first sharp left hand turn at the bottom of the hill.

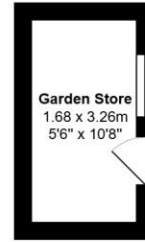
Postcode GL12 7RS

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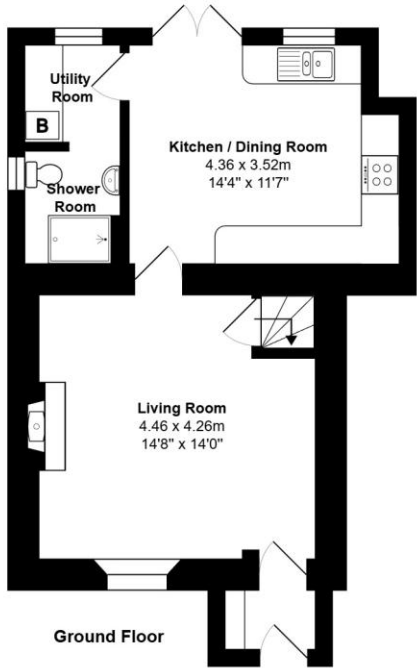


Total Area: 105.4 m² ... 1135 ft² (excluding garden store)

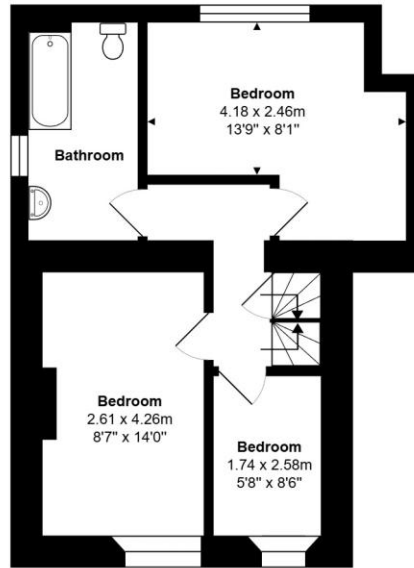
All measurements are approximate and for display purposes only



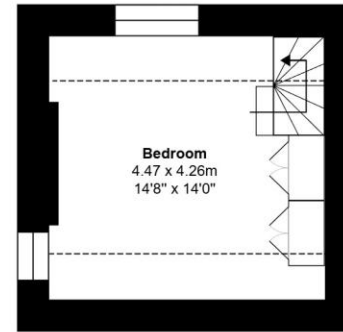
Outbuilding



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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