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Hillside Cottage, Hawkesbury Road, Hillesley, Wotton-under-Edge GL12 7RD

Dating back to the 1800s, Hillside Cottage has been home to the current owners for the past 25 years and has been a cherished family residence during this time. During their ownership, the current owners have undertaken various improvements, including updates to the roof and replacement of the roof above the bathroom and study, as well as the installation of upgraded double glazed windows to much of the property. The property exudes rustic charm and displays a wealth of character features, including exposed beams, stone-surround fireplaces and exposed floorboards.



The wooden front door opens into a welcoming central entrance hall, off which the sitting room, dining room and kitchen/breakfast room are situated. The inviting sitting room boasts a stone hearth with an inset wood burner, creating a lovely focal point. To one side of the fireplace, the alcove has been fitted with bespoke built-in cabinetry. The room is filled with natural light thanks to its dual aspect, with French doors opening onto the cottage garden and two windows to the front elevation, one of which incorporates a window seat.



The formal dining room sits opposite the sitting room across the hallway. This elegant room features an open fireplace with a Bath stone surround and a beautiful original glazed built-in display cabinet set within one wall.

The kitchen/breakfast room is situated at the end of the hallway and spans the width of the cottage. This sociable space offers a good range of base cabinets, along with space for a range cooker and plumbing for a dishwasher. One area of the kitchen has been dedicated to a practical utility space, with additional base cabinets and an understairs storage cupboard. There is space and plumbing for a washing machine, as well as space for a fridge freezer. Just off the utility area is a further room, currently used as an art room/study.



Completing the ground floor is a conservatory that connects the kitchen to the garden and provides the perfect spot to sit and admire the surroundings. Within the conservatory there is a downstairs WC and a useful boot room.

Rising via a turned staircase to the first floor, there is a split-level landing from which the family bathroom is accessed. The bathroom has been recently updated and comprises a white suite including a roll-top bath with overhead shower, wash basin and WC, complemented by contemporary tiling. A useful cupboard, ideal for linen and towel storage, is positioned in the corner of the room.

The three double bedrooms are accessed from the landing. The principal bedroom benefits from a wall of built-in wardrobes, while a further bedroom also enjoys the advantage of built-in storage. There is a large storage cupboard and a separate

Externally, the cottage is fronted by established hedging. The south-facing rear garden is a truly charming cottage garden, bordered on all three sides by Cotswold stone walls. A patio area extends from the conservatory, with several steps rising to the main garden, which is laid to lawn and complemented by established herbaceous borders. There is an outside tap, Belfast sink and storage shed. At the far end of the garden, double wooden gates open onto the lane, where a driveway could be created for off-road parking, if required.

We understand the property is connected to mains water, electricity and drainage. Heating is provided by an oil-fired central heating system. The property is double glazed throughout, with the exception of the kitchen and study. Council Tax Band F (Stroud District Council). The property is freehold.

EPC – TBC.

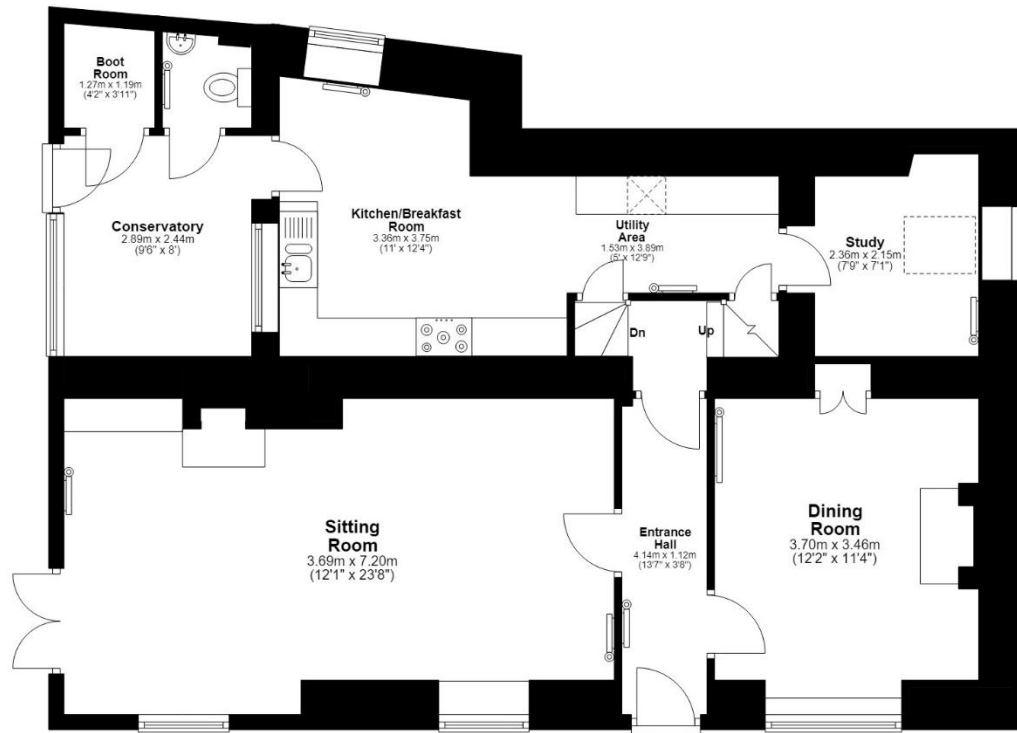


## Guide Price £675,000



## Ground Floor

Approx. 90.8 sq. metres (977.4 sq. feet)



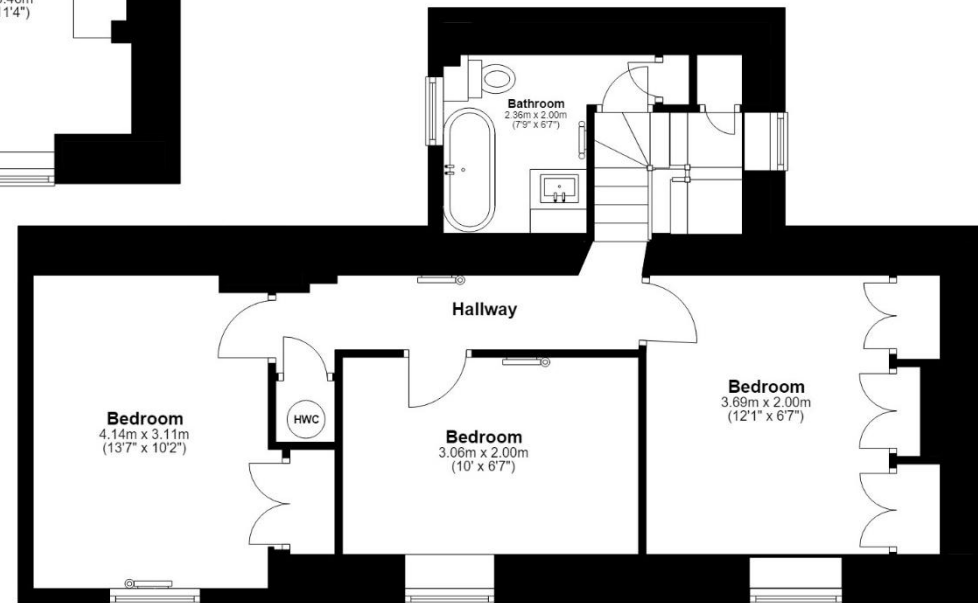
## Situation

Nestled amongst the rolling hills of South Gloucestershire, Hillesley is a highly sought-after village on the edge of the Cotswolds, offering an idyllic rural lifestyle with excellent connections. This charming village features traditional stone cottages, a well-regarded local pub, *The Fleece Inn*, a primary school, and a strong sense of community.

Surrounded by beautiful countryside and close to the market town of Wotton-under-Edge, Hillesley is ideal for those seeking peaceful village living while remaining within easy reach of amenities, scenic walks and the renowned Cotswold Way.

## First Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



Total area: approx. 147.8 sq. metres (1591.3 sq. feet)