



hunter
french

Martine Cottage, High Street, Hillesley, GL12 7RS

A beautifully presented two-bedroom cottage with a low maintenance garden nestled in the heart of the ever-popular village of Hillesley. Offered to the market with no onward chain.

Martine Cottage is a charming mid-terrace cottage which has undergone numerous improvements over recent years including double glazed windows and doors and a new bathroom.

The accommodation is commenced via a useful entrance porch with an attractive encaustic tiled floor providing space for shoe and coat storage. A further partly glazed door leads into the sitting room where there is a fireplace with a multi fuel stove inset acting as both a feature of the room and running the central heating system. A solid wooden floor runs throughout the room and to one corner the stairs rise to the first floor. Beyond the sitting room is the kitchen/dining room which has a partially glazed door overlooking the rear garden. The kitchen itself is fitted with a Shaker style range of base and wall units under a solid wood wooden worktop and is complete with a Belfast sink and mixer tap. There is an integrated fridge/freezer and an electric oven and hob, with space and plumbing for a washing machine and a slimline dishwasher.

On the first floor landing there is access to both bedrooms and the bathroom, plus a storage cupboard and a hatch to access the loft space which has a drop-down ladder. Both bedrooms are of double proportions, the one at the front has a cupboard which houses the hot water cylinder. The modern bathroom comprises a white suite which has a bath and separate shower cubicle with an electric double rainfall shower head. The room is half tiled in a natural finish with a heated towel rail and vinyl flooring.

To the rear of the cottage is an enclosed low maintenance garden. Directly from the kitchen there is a decked terrace with space for an outside dining table, and a log store to one end. A few steps rise to a further tier which has been laid with an artificial lawn. At the far end of the garden there is a flagstone patio with a timber storage shed which has power and lighting as well as space for seating.



We understand the property is connected to mains, electricity, water and drainage. Council Tax Band B (Stroud District Council). The property is freehold.

EPC – D (64)

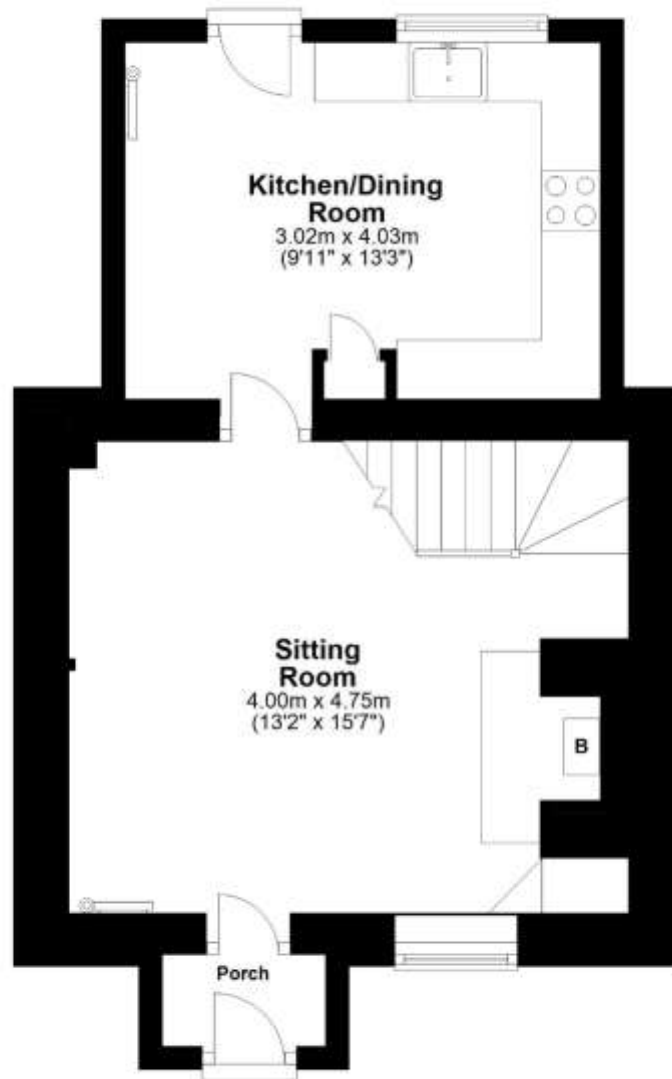
Nestled in the rolling hills of South Gloucestershire, Hillesley is a sought-after village on the edge of the Cotswolds, offering an idyllic rural lifestyle with excellent connections. This charming village features traditional stone cottages, a well-regarded local pub; The Fleece Inn, a primary school, village hall, tennis courts and allotments. Surrounded by beautiful countryside and close to the market town of Wotton-under-Edge and Katharine Lady Berkeley's secondary school. Transport links are very good, with both the M4 and M5 motorways reachable within ten miles (approx.).

Guide Price £320,000



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)