

12 St Giles Barton, Hillesley, Wotton-under-Edge, GL12 8RG

Positioned in the heart of the charming village of Hillesley, this practically arranged home offers the next owners the opportunity to make it their own. Offered to the market with no onward chain, a garage, off-street parking and a gated carport.

St Giles Barton is a small cul-de-sac of properties believed to have been built in the late 1980's and this particular home faces onto the village High Street with the most impressive view of St Giles Church and the Gloucestershire countryside beyond. The setting is peaceful and picturesque, ideal for families or those seeking a tranquil retreat with community charm. Both Hillesley primary school and the community owned, The Fleece Pub are within a short stroll. The accommodation is set across two floors reaching approximately 881sq.ft.

The front door opens into a useful porch ahead of an internal door opening into the welcoming sitting room. Stairs rising to the first floor sit to one side of the room with an understairs storage cupboard. The room has an electric feature fireplace which makes a lovely focal point to the room and a window to the front overlooking the walled garden. The kitchen/dining room sits across the rear of the property and is filled with natural light from the adjoining conservatory which opens out to the rear garden. The kitchen has an excellent range of base and wall cabinets and an island unit on wheels, allowing it to be positioned in different parts of the room. Integrated appliances include an electric oven and hob with extractor above, and a fridge freezer. There is space and plumbing for a washing machine and dishwasher. The open-plan nature of the dining area and conservatory allow a flexible and sociable area for entertaining.

Upstairs, the landing area leads to three bedrooms and a family bathroom, plus a spacious airing cupboard housing the hot water cylinder along with space for linen and towel storage. Uniquely, all three of the bedrooms are of double proportions and the principal is accompanied by an en-suite shower room. One of the further rooms has an attractive box-bay window with a matching outlook to the principal bedroom, overlooking the church and the countryside. In addition, the roof space above this bedroom is boarded with carpeting and has electrics making a useful storage area or playroom.

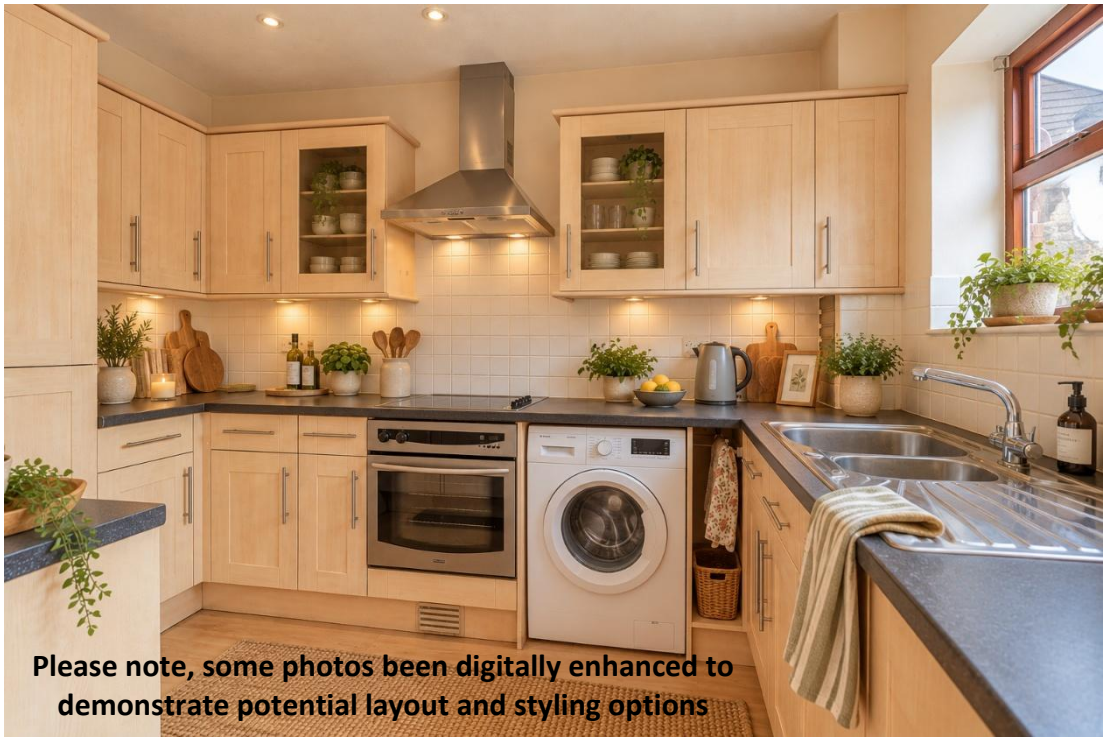
A family bathroom completes the accommodate which comprises a white suite including a wash basin, W.C and bath with a shower over.

The property has a great high pitched loft space, which subject to the relevant permissions could be converted into a further room.

We understand the property is connected to mains electricity, water and drainage. Council tax band D (Stroud District Council). The property is freehold.







Please note, some photos been digitally enhanced to demonstrate potential layout and styling options





EPC – D (58).

Outside the property boasts an attractive dry-stone wall that borders the front garden with a paved path leading to the front door. At the rear of the property is a mixture of patio and lawn offering a low-maintenance space. A wooden garden shed sits to the end of the garden, and an access gate to the parking and garage to the rear. The garage sits within a block of garages belonging to St Giles Barton, with a parking space adjacent. Additionally, to the front is further driveway parking and a gated carport which offers great storage, if not required for parking.

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, and a strong, friendly community. Surrounded by beautiful countryside and close to the market town of Wotton-under-Edge, Hillesley is perfect for those seeking peaceful village living with easy access to amenities, scenic walks, and the Cotswold Way.

Guide Price £350,000













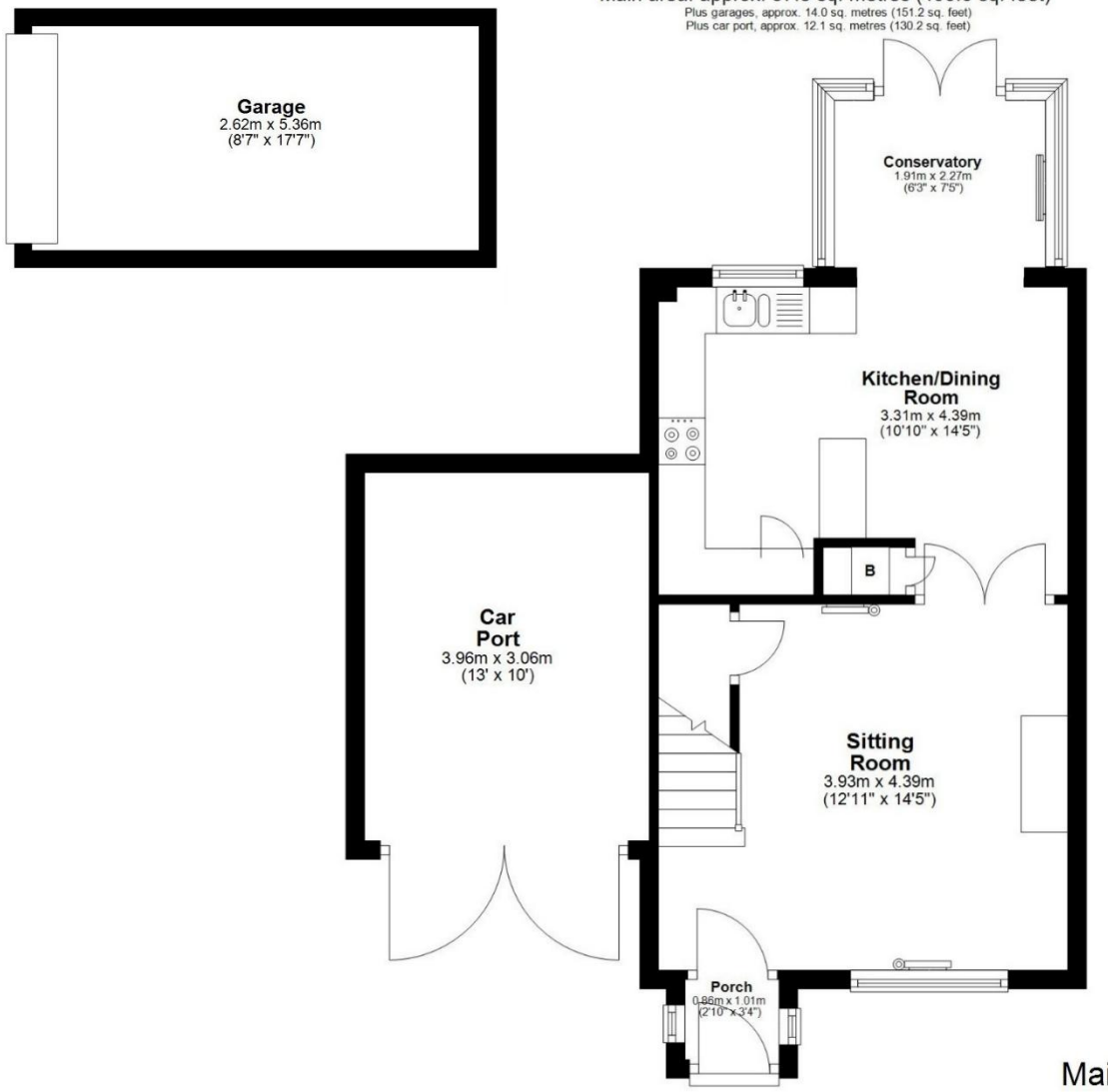






Ground Floor

Main area: approx. 37.8 sq. metres (406.6 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.2 sq. feet)
Plus car port, approx. 12.1 sq. metres (130.2 sq. feet)



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First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Main area: Approx. 81.9 sq. metres (881.5 sq. feet)
Plus garages, approx. 14.0 sq. metres (151.2 sq. feet)
Plus car port, approx. 12.1 sq. metres (130.2 sq. feet)

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