



## 3 Hillside Bell Pitch, Whiteshill, GL6 6BP

Asking Price £500,000

Cotswold stone 4 bed extended cottage commanding an elevated plot with uninterrupted countryside views down the tranquil hidden Ruscombe Valley. The cottage is chain-free, making it an ideal choice for those looking to move swiftly into their new home.

Step over the threshold, into a spacious triple aspect 22ft by 20ft modern kitchen, diner/family room which is the hub of this successful home & been used on numerous occasions to host family gatherings & parties for the local friendly community. The living room measuring an impressive 21ft by 19ft, a beautifully lit space perfect for relaxation, featuring a cosy log-burning fire that adds warmth and charm. The room is further enhanced by double-glazed French doors that seamlessly connects the garden to the cottage, allowing you to enjoy the stunning uninterrupted views of the tranquil Ruscombe Valley.

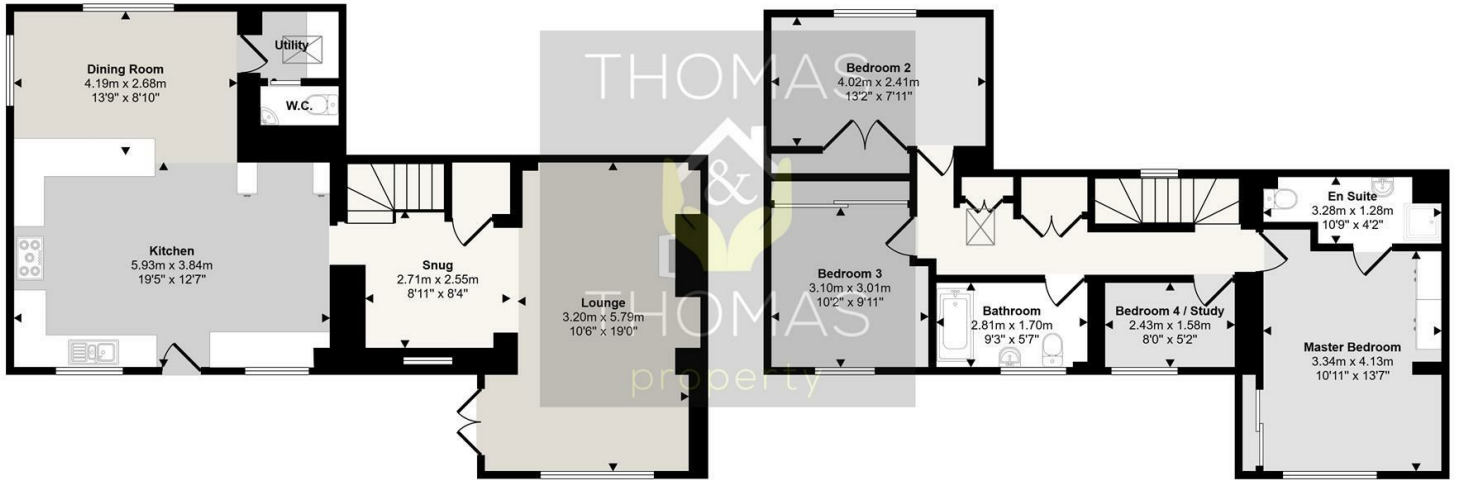
The first floor comprises four well-proportioned bedrooms, each equipped with built-in wardrobes, providing ample storage space. These rooms are serviced by a modern bathroom featuring a P-shaped bath with shower over & ensuite to master, ensuring both comfort and convenience for family living.

Outside, the property boasts driveway parking for 2 cars with brick built workshop & gardens to the front & rear, offering flexible outdoor space where to enjoy the fresh air and beautiful surroundings. The elevated plot enhances the sense of privacy and seclusion, making this home a true Cotswold retreat away from the hustle and bustle of everyday life.

This delightful Cotswold stone cottage is perfect for families or anyone seeking a peaceful lifestyle amidst breath-taking countryside views. With its spacious interiors and charming features, this property is not to be missed.

- Chain free 4 bed Cotswold cottage.
- Elevated plot with uninterrupted countryside views down the Ruscombe Valley.
- Triple aspect 22ft by 20ft modern kitchen, diner/family room
  - Impressive 21ft by 19ft living room
  - Modern family bathroom, en-suite & cloakroom
  - Block paved driveway & brick built workshop.

Approx Gross Internal Area  
139 sq m / 1497 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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