

hunter french

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

An immaculately presented three-bedroom terraced property set over three floors which has undergone a high specification renovation throughout. The property also benefits from a garage and a parking space. Offered to the market with no onward chain.

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. In 2020 the house was extended and completely renovated throughout to include a new kitchen, bathrooms, windows, door and a full rewire. A small ground floor extension was added to create a utility room and downstairs WC. The accommodation is set across three floors reaching approximately 1,216 sq.ft and provides flexible accommodation.

The front door opens into the entrance hallway with stairs rising to the first floor with a useful understairs storage cupboard. The impressive open plan kitchen/dining/sitting room sits across the rear of the house and is filled with natural light from the roof lantern and bi-fold doors that open out to the rear garden. The kitchen has an excellent range of base and wall cabinets and an island unit all finished with Quartz worktops. Integrated Neff appliances comprise two double ovens (one incorporating a grill and microwave) a warming drawer and dishwasher. There is space for an American style fridge/freezer. Adjacent to the kitchen a door opens to the utility room with space and plumbing for a washing machine. An external door from the utility room opens out to the garden. A further reception room currently used as a formal sitting room sits to the front of the house and benefits from a fireplace with an electric fire inset makes a real focal point to the room.

On the first floor, the landing area leads to two well-proportioned double bedrooms and a family bathroom. The stylish family bathroom comprises a white suite including a bath with a shower over, a wash basin set within a vanity unit, WC and heated towel radiator.

The master suite is situated on the top floor and to the front enjoys views towards the church and to the rear views across to the hills surrounding the village. There is a modern ensuite shower room.

Outside the property boasts an attractive dry-stone wall that borders the low maintenance front garden with a paved path leading to the front door. At the rear of the property, the garden has been professionally landscaped with a lawned area, established herbaceous borders and a specimen tree. A paved path leads to the rear pedestrian gate opening onto the cul-de-sac of St Giles Barton. At the head of the cul-de-sac is a block of garages one of which belongs to this house along with a parking space.











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

EPC – 70 (C)

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 £420,000















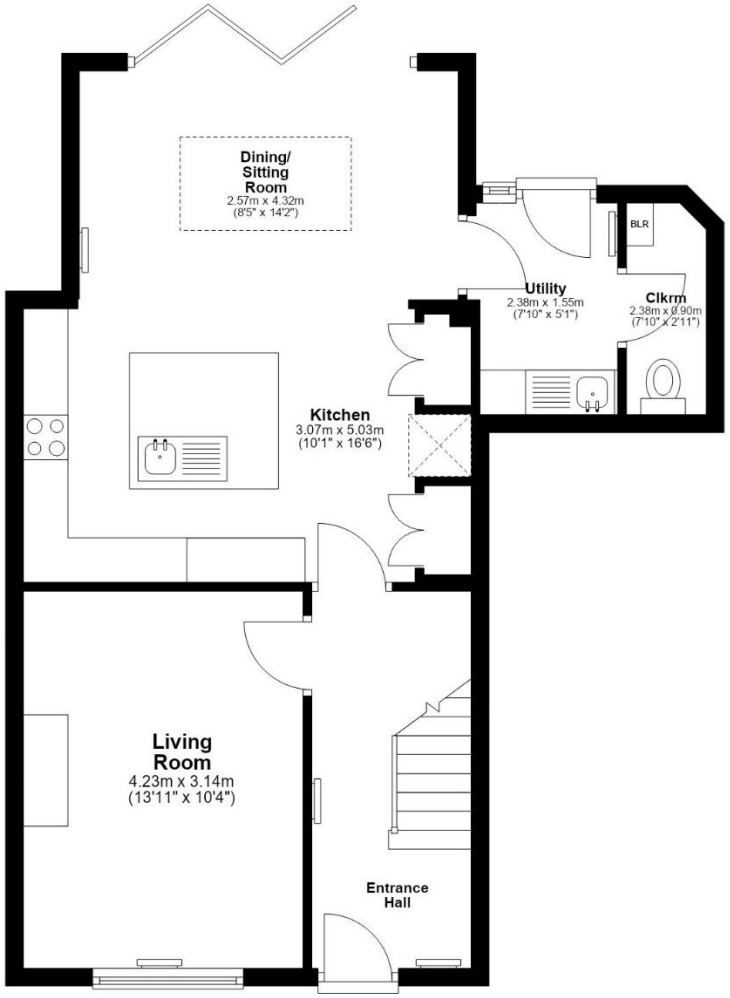


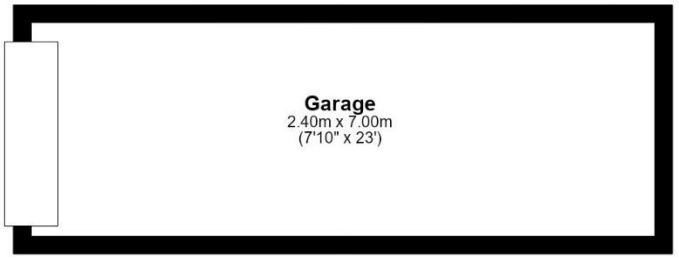


## Ground Floor

Main area: approx. 54.7 sq. metres (588.6 sq. feet)

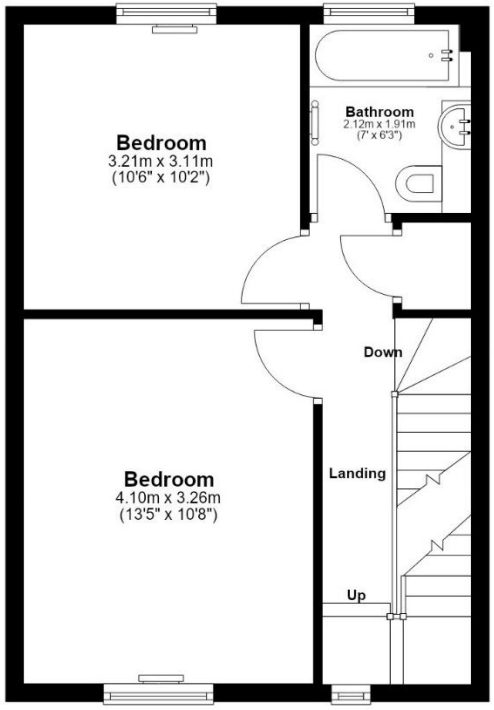
Plus garages, approx. 16.8 sq. metres (180.7 sq. feet)



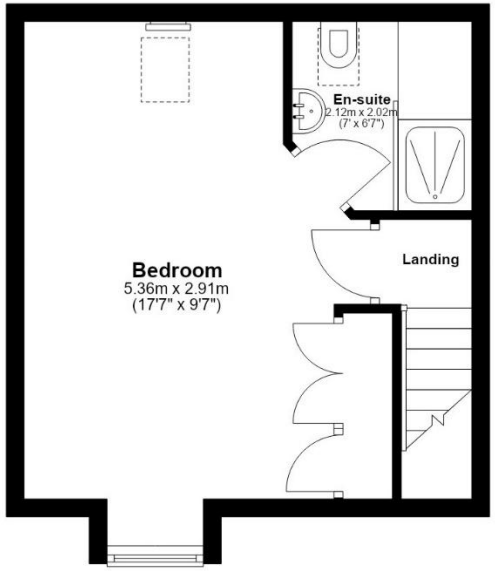

## First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)




## Second Floor

Approx. 27.5 sq. metres (296.1 sq. feet)




Main area: Approx. 119.4 sq. metres (1285.4 sq. feet)

Plus garages, approx. 16.8 sq. metres (180.7 sq. feet)


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