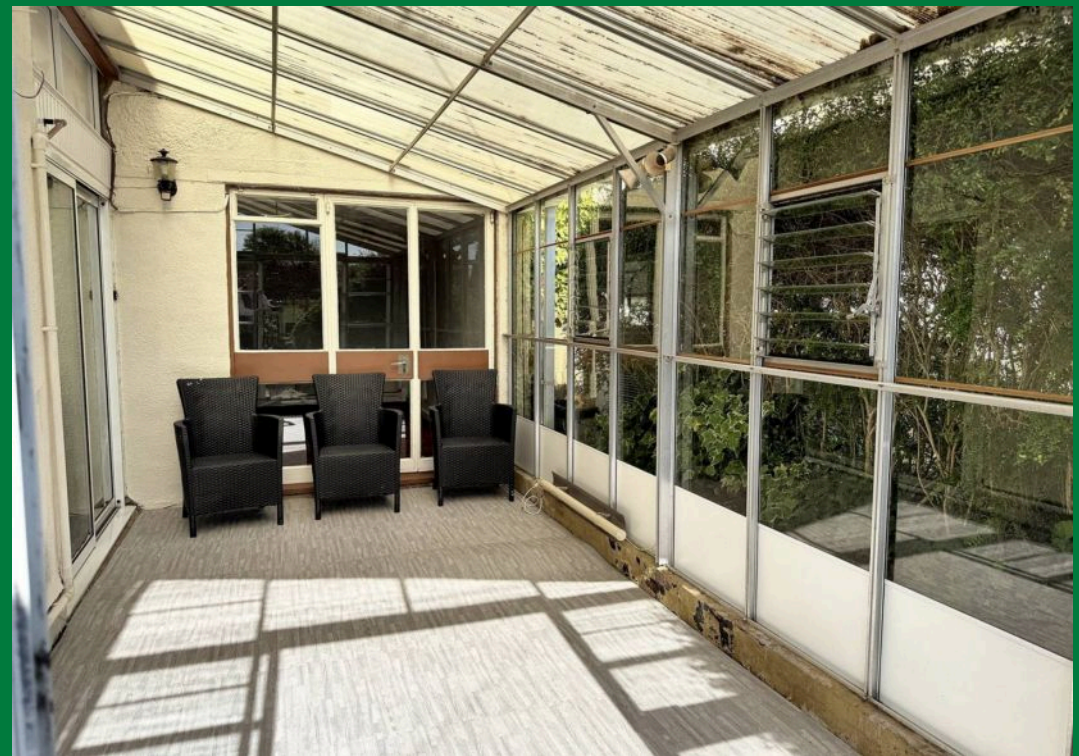




4 The Cottages
Hillesley

£265,000



4 The Cottages Chapel Lane

Hillesley, Wotton-Under-Edge, GL12 7RQ

Many people dream of owning a cottage tucked away in the tranquility of a Cotswold village, and here is that opportunity! 4 The Cottages is located on the outskirts of the sought-after rural village of Hillesley, and is offered for sale with no onward chain.

The cottage needs modernisation and has been in the same ownership for 69 years! The property also benefits from a generous allotment garden a short walk from the property, ideal for those who want to grow your own fruit and veg. We would like to point out that the property doesn't have any allotted parking but there is parking available within the village nearby. The accommodation includes living room, kitchen, 2 x greenhouse conservatories, 3 bedrooms and a bathroom. This property is offered for sale with no onward chain, and is therefore a great opportunity for those looking to move quickly. There is a vibrant and hospitable rural community in Hillesley - two minutes walk away is the local pub, and there are local stores available in the neighbouring villages of Kingswood and Hawkesbury Upton. There is a local bus service and good commuting access via A46 to M4 Bristol, Bath and beyond.

- Cottage In Need Of Modernisation
- 2 x Greenhouse Conservatories
- Living Room
- Kitchen
- Separate Allotment Garden
- No Onward Chain
- 3 Bedrooms & Bathroom
- Energy Efficiency Rating F





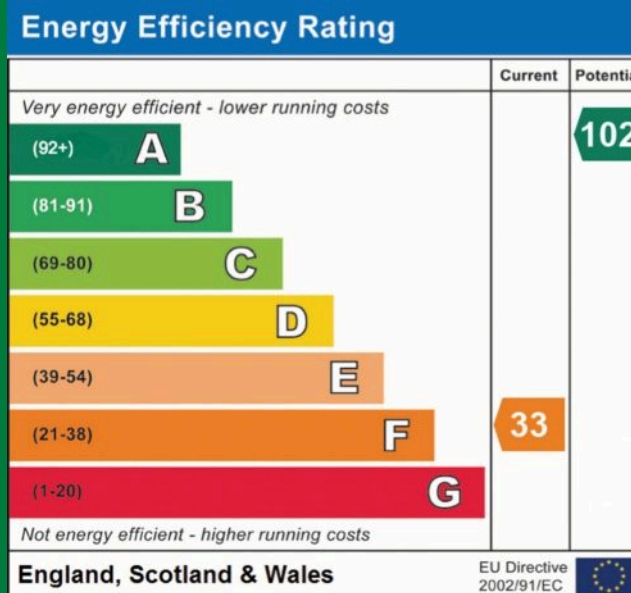
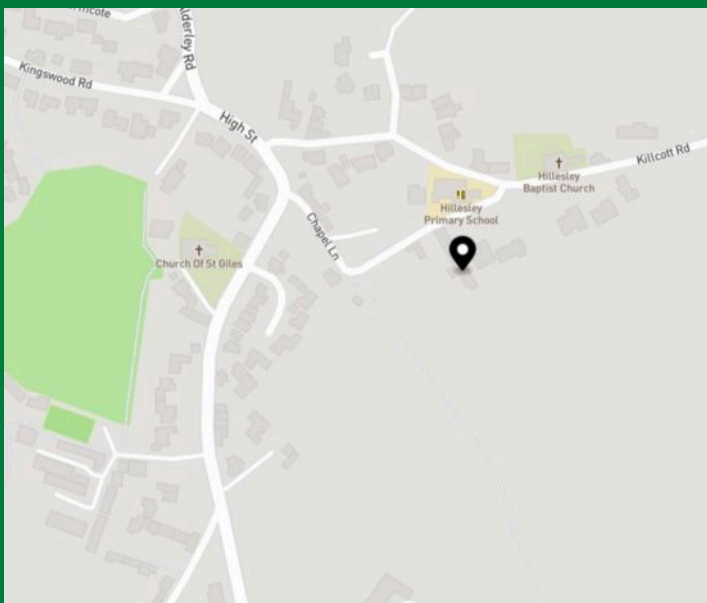
Hillesley

Hillesley is an established country village, located in an area of “Outstanding Natural Beauty” and enjoying a sheltered position in the lee of the Cotswold Hills. There is a village primary school, community owned public house, plus a sports field with play area, tennis court and football/cricket pitches. Wotton-under-Edge Town is a 7 minute drive, with its supermarkets and range of shops and facilities, the renowned KLB Secondary School in nearby Kingswood. A46, Chipping Sodbury and Yate, M4 and M5 motorways.

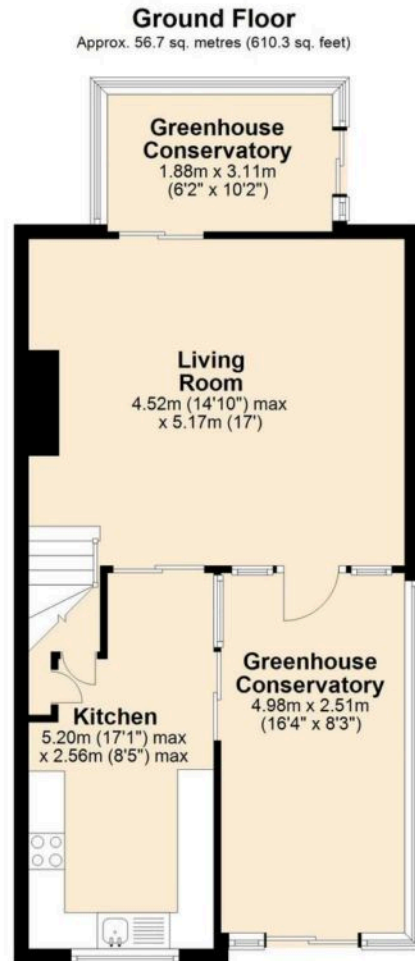
Charming cottage for sale in tranquil Cotswold village of Hillesley. Needing modernisation, 3 beds, allotment garden. No parking but close to village amenities and bus service. Great opportunity, no chain.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F







Total area: approx. 92.7 sq. metres (997.8 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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