



9 Crawley Hill, Uley GL11 5BH

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EXCLUSIVE



# 9 Crawley Hill, Uley GL11 5BH

Nestled on the outskirts of the picturesque village of Uley, this enchanting 18th Century Cotswold stone cottage combines traditional character with contemporary upgrades. Arranged over four floors, the property enjoys panoramic valley views, versatile living spaces, and a beautifully landscaped garden.

The home has been thoughtfully updated by the current owners, including a brand new walk-in shower room on the lower floor, full redecoration throughout, and the transformation of the former summer house into a fully equipped gym. The accommodation comprises a welcoming entrance hallway, a dual-aspect sitting room with exposed beams and a log-burning stove, a generous dining room opening onto the garden, and a country-style kitchen with charming features and a delightful window seat.

On the first floor, the principal bedroom enjoys a dual aspect and elevated views, accompanied by further well-proportioned bedrooms and a stylish family bathroom. The second floor provides two generous linked rooms with restored beams, ideal for a bedroom suite, dressing area, or playroom.

Externally, the property benefits from a tiered garden, decked terrace, and private parking for multiple vehicles, accessed from Crawley Lane. This unique cottage offers a perfect balance of period charm and modern living in one of the Cotswolds' most sought-after villages.

**Guide Price £575,000**





Situated on the outskirts of the picturesque village of Uley, this property enjoys a tranquil setting within the heart of the Cotswolds. Uley is renowned for its charming period architecture, friendly community, and stunning countryside views, offering a true village lifestyle. Local amenities include a village shop, pub, and primary school, while nearby towns such as Dursley and Stroud provide further shopping, dining, and transport links. The surrounding countryside is ideal for walking, cycling, and outdoor pursuits, with the Cotswold escarpment offering exceptional scenery and a strong sense of rural charm.

#### **Anti-Money Laundering (AML) Compliance**

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Charming 18th Century Cotswold stone cottage on the outskirts of Uley
- Stunning panoramic valley views from multiple rooms
- Arranged over four floors with versatile living accommodation
- Brand-new walk-in shower room on the lower floor
- Full redecoration throughout
- Former summer house converted into a fully equipped gym
- Dual-aspect sitting room with exposed beams and log-burning stove
- First floor: principal bedroom with dual aspect, further bedrooms, stylish family bathroom
- Second floor: two linked rooms with restored beams, ideal as bedroom suite, dressing room, or playroom
- Landscaped, tiered rear garden with decked terrace





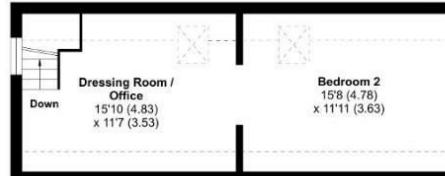
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Crawley Hill, Uley, Dursley, GL11

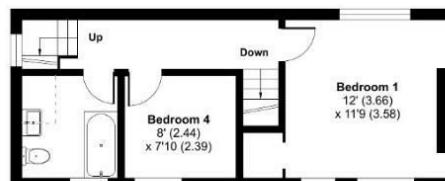


Denotes restricted head height

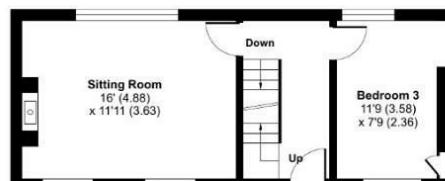
Approximate Area = 1424 sq ft / 132 sq m  
Limited Use Area(s) = 122 sq ft / 11 sq m  
Total = 1546 sq ft / 143 sq m  
For identification only - Not to scale



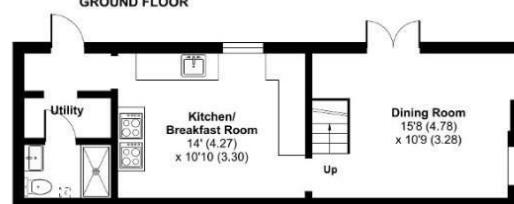
SECOND FLOOR



FIRST FLOOR



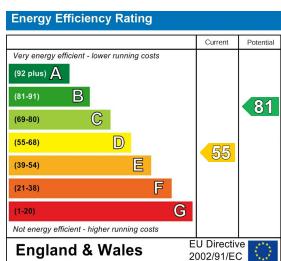
GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sage Residential. REF: 927531



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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