



JAMES PYLE & Co.



1 Hawkesbury Road, Hillesley, Gloucestershire, GL12 7RE

19th Century stone cottage
Spectacular views over the Cotswold hills
and beyond
Idyllic peaceful village setting
Characterful accomodation
3 bedrooms and dressing room
Open plan kitchen/living room
Mature, private garden backing onto fields
Garage and parking
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £360,000

Approximately 1,064 sq.ft excluding garage



‘Set within this idyllic peaceful Cotswold village, this 19th Century stone cottage is full of character and enjoys spectacular far-reaching views over the beautiful surrounding countryside’

The Property

This 19th Century traditional stone cottage is quietly nestled in the beautiful Cotswold village of Hillesley with outstanding views over the surrounding rolling countryside and as far reaching to the River Severn and the Welsh hills beyond. An idyllic countryside retreat, the cottage is offers unique accommodation arranged over three floors taking full advantage of the views. A driveway to the side of the cottage leads to the rear off-road parking and garage. From here, there is convenient rear access to enter the lower ground floor which comprises a fantastic open plan kitchen/living room. The living room features a cosy wood-burning stove whilst the kitchen is well-fitted around an impressive curved wall with plenty of storage. Stairs lead up to the next floor which is at street level and has access in from the front. This floor includes the main bedroom which is dual-aspect and has a wood-burning stove and therefore could be enjoyed as an alternative second reception room. The bathroom is

located off the hallway. On the top floor there are two further bedrooms and a small dressing room or home office.

The 18ft garage has power and lighting connected with a parking space to the side. Beyond the garage is a wonderful, private garden backing onto the fields. The mature garden is laid mostly to lawn with well-established shrubs and trees.

Situation

Hillesley is a delightful unspoilt village on the edge of the Cotswold Escarpment and Badminton Estate, nestled within rolling Gloucestershire countryside close to the Cotswold Way. The village's amenities include St Giles church, an active village hall and the community run Fleece Inn which was voted as CAMRA's county pub of the year in 2018. Other facilities include a primary school whilst there are sporting activities within the village such as a playing field hosting cricket teams and a tennis court. The neighbouring village of

Hawkesbury Upton has a further range of facilities including an 'Outstanding' Ofsted rated primary school, two public houses, a village shop, post office and farm shop. Less than 3 miles away is the large market town of Wotton-under-Edge a typical Cotswold market town made prosperous from the former woollen industry and today provides good local amenities for everyday needs, including schools for all ages and the highly regarded Katharine Lady Berkeley secondary school, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. Both the M4 and M5 Motorway are within 15 minutes' drive away, putting Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Yate, only 20 minutes away, and has regular mainline services.

Additional Information

We understand the property is Freehold with

oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. The neighbouring cottage has a vehicular right of way over the driveway. Stroud District Council Tax Band D.

Directions

From Junction 18 of the M4, head north towards Tetbury following the A46. Enter the village of Petty France and take the left hand turn signed to Hawkesbury Upton. Proceed through Hawkesbury Upton and follow the road to Hillesley. Enter Hillesley and take the first, sharp left hand turn onto Hawkesbury Road. Locate the cottage as the last in the terrace on the right.

Postcode GL12 7RE

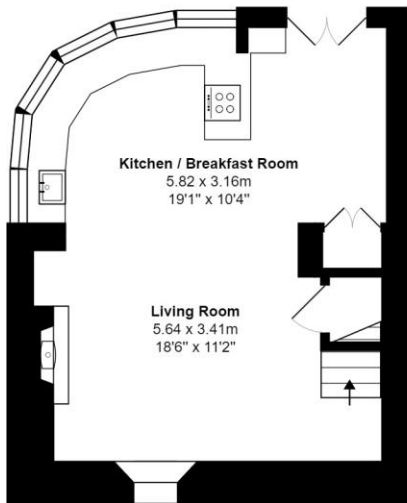
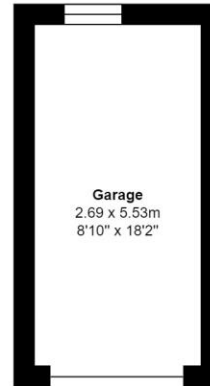
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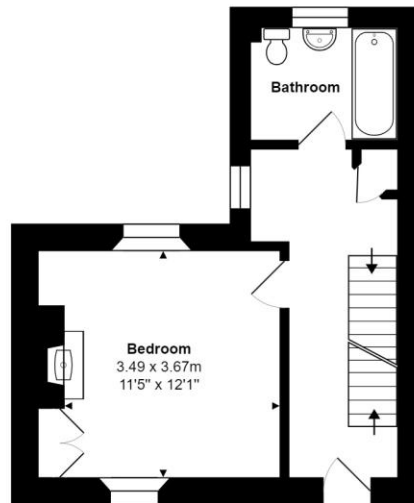


Total Area: 98.9 m² ... 1064 ft² (excluding garage)

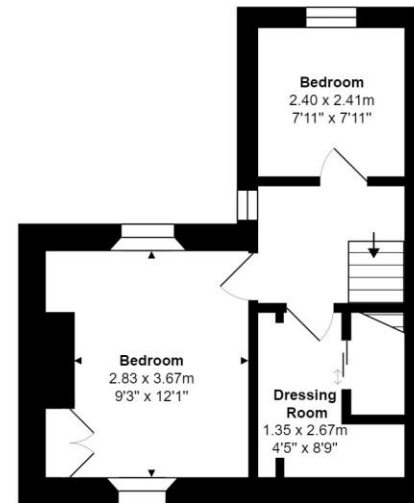
All measurements are approximate and for display purposes only



Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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