



JAMES PYLE<sup>CO</sup>



1 Bencombe Cottages, Uley, Gloucestershire, GL11 5BT



Semi-detached period cottage  
Peaceful valley setting with lovely views  
3 double bedrooms  
Character features  
2 reception rooms  
Home office  
Garage and garden store  
Private parking  
Wonderful private gardens  
Walking distance to village centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £550,000**

Approximately 1,218 sq.ft excluding outbuildings



‘This charming period cottage is accompanied by lovely private gardens, outbuildings and parking, occupying a peaceful valley setting with wonderful views’

### The Property

This charming semi-detached period cottage occupies an idyllic position on the edge of the delightful village of Uley with wonderful views across the picturesque valley setting. The accommodation is well-presented throughout including period features. In recent years various upgrades have been carried out including replacement double glazed windows. The accommodation extends to around 1,218 sq.ft spanning over three floors.

The ground floor layout includes an L-shaped living room with a cosy wood-burning stove at the focal point. The kitchen is modern fitted with a breakfast bar and there is a separate dining room. A side entrance provides a utility room and a WC. On the first floor, there are two double bedroom both with built-in storage. On the top floor there is a further double bedroom and the family bathroom. The principal bedroom benefits from a lovely rural outlook across the valley.

Extensive groundworks have been undertaken to enlarge the driveway providing off-street parking for 3 cars alongside a garage finished with attractive

Cotswold stone walling. The garage has power and lighting connected. The cottage enjoys an enclosed garden to the front which is laid mostly to lawn whilst there is a further separate garden which is a wonderful addition with uninterrupted views across the adjoining field and the valley. The garden has a fantastic degree of privacy and seclusion and has been landscaped with a raised seating terrace and a good-sized lawn. Within this garden there is a newly constructed garden studio complete with power, heating and wifi connections enabling it to be a versatile home office amongst other uses. There is also a workshop/store also with power.

### Situation

The property is situated within an elevated setting along a leafy country lane, positioned on the rural edge of the village of Uley. The pretty village of Uley is within 3/4 mile and is situated on the lower slopes of the Cotswold escarpment in an area designated of one of outstanding natural beauty. The village has a strong community spirit and a good number of amenities which include a post office/store, village hall, excellent primary school and village pub, playgroup, doctor's surgery, The Prema Arts Centre and Cafe. A wider range of

shopping facilities can be found in the nearby town of Dursley along with the well regarded Rednock secondary school. The Cotswold towns of Stroud and Tetbury also have more extensive range of shopping facilities along with independent grammar schools. Uley is well located for travel throughout the South West including Gloucester, Bristol, Bath and Cheltenham with the M5/M4 motorway network within easy reach. Main line railway stations can be found at Stroud, Stonehouse and nearby Cam.

### Additional Information

We understand the property is Freehold with oil-fired central heating, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast 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 right of way over the driveway. Stroud District Council Tax Band E.

### Directions

From the centre of Uley, follow the B4066 towards Dursley and just before you leave the village, take the last left hand turn into Lampern Hill. Follow the lane and as you start to climb the hill, locate the property on the left hand side.

Postcode GL11 5BT

What3words: ///tailwind.morphing.heckler



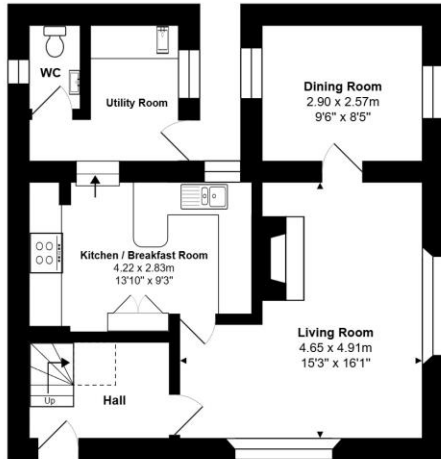




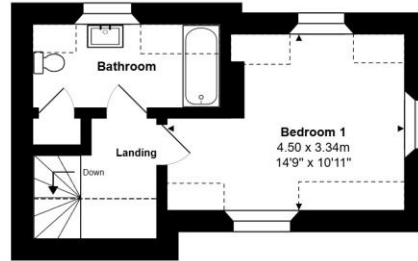


Total Area: 113.1 m<sup>2</sup> ... 1218 ft<sup>2</sup> (excluding outbuildings)

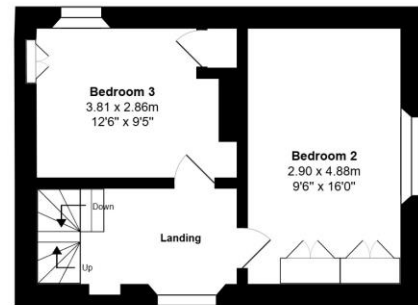
All measurements are approximate and for display purposes only



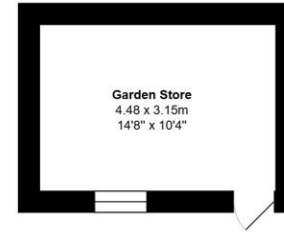
Ground Floor



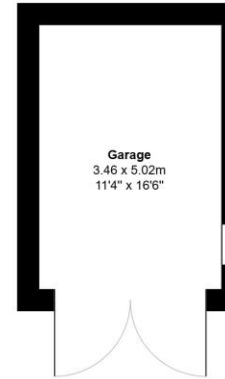
Second Floor



First Floor

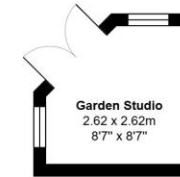


Garden Store  
4.48 x 3.15m  
14'8" x 10'4"



Garage  
3.46 x 5.02m  
11'4" x 16'6"

Outbuildings



Garden Studio  
2.62 x 2.62m  
8'7" x 8'7"



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