

Milburys

SALES LETTING MANAGEMENT

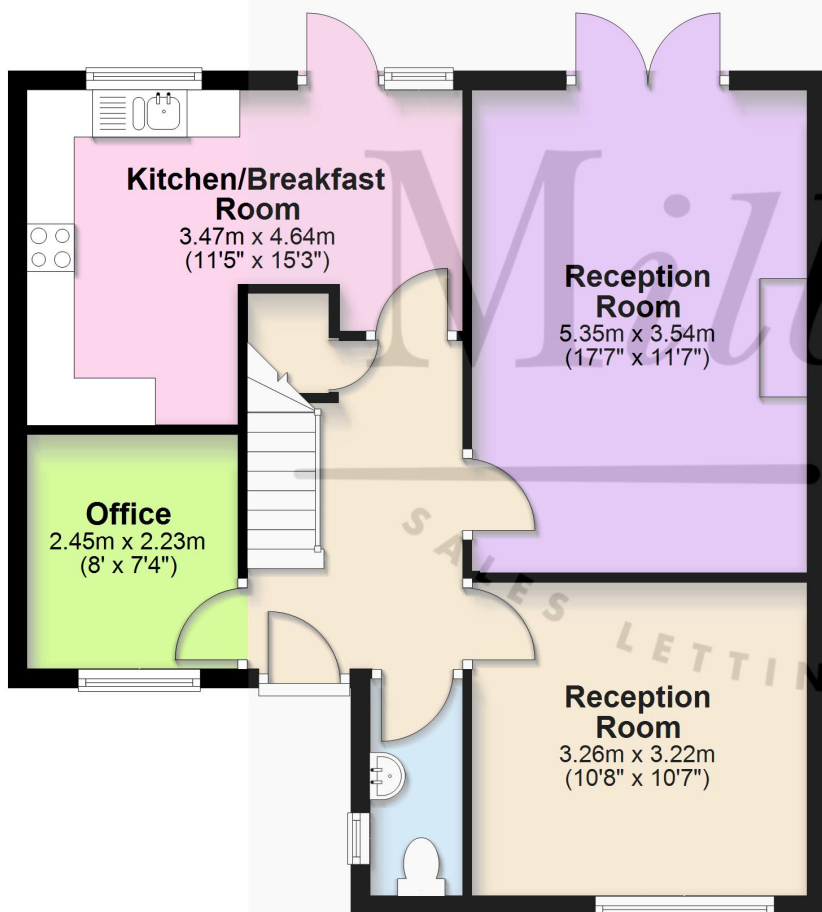


Coig Na Shee, 1 Farmcote, Hillesley, Wotton-under-Edge, Gloucestershire GL12 7RP

£685,000

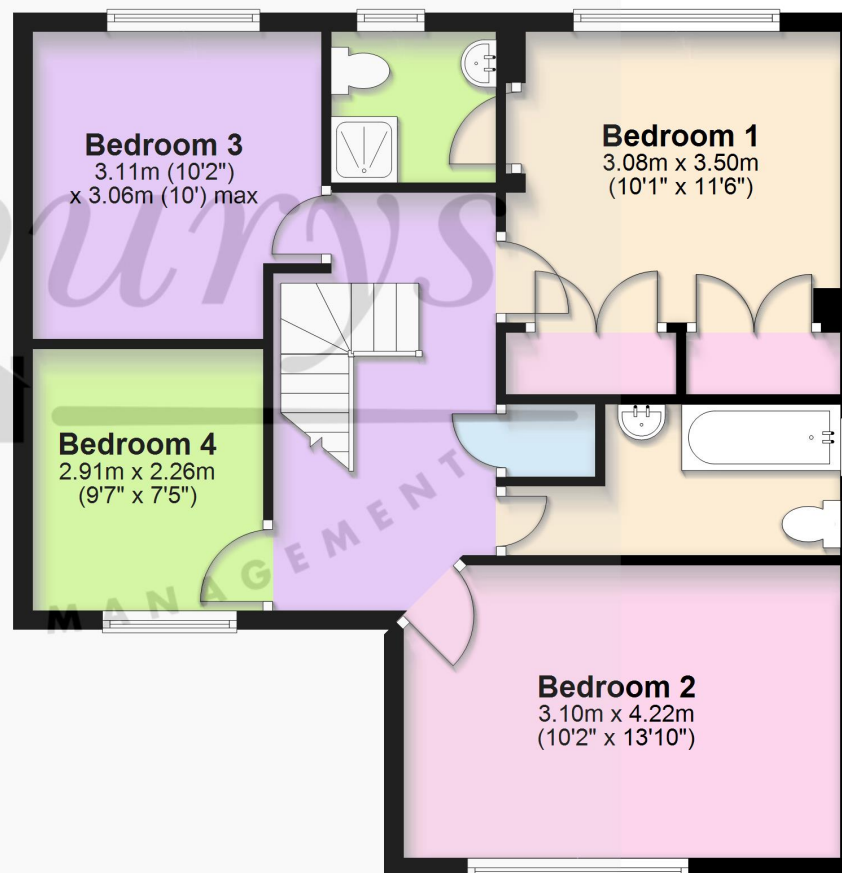
Ground Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 124.5 sq. metres (1340.0 sq. feet)

For Illustrative Purposes Only. Not to Scale. Plan Produced by PlanUp.
Plan produced using PlanUp.

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This stunning village home is nestled in a select village development, in the beautiful rural setting of Hillesley, on the edge of the Cotswold Escarpment, boasting a generous level plot bordered by a beautiful Cotswold dry stone wall. Coig Na Shee is a wonderful detached property that has been owned since new and has been incredibly well maintained. It features ample living spaces including a sizeable kitchen equipped with white goods (included in the sale), space for informal dining along with double doors leading to an al-fresco dining area - ideal for hosting family and friends. The living room is a light and airy space, with a feature fireplace and benefits from plenty of natural light with further patio doors out onto the rear garden. There is also a further separate formal dining room to the front, along with a study and downstairs cloakroom. On the first floor the principal bedroom boasts an ensuite along with double fitted wardrobes whilst three further double bedrooms share a good sized family bathroom- all accessed from a spacious galleried landing. Outside the dry stone wall ensures privacy and seclusion, with beautiful landscaped wraparound gardens, a patio seating area and a single garage along with its own private gated driveway boasted by further additional parking and lawn to the rear (see map inset for details). All this is offered with no onward chain and just a short stroll from the village school, pub and country walks aplenty. A property that is rarely available comes highly recommended!

Situation

Located in the Cotswolds this charming and sought after village lies between the rural market towns of Wotton under Edge, Chipping Sodbury and Tetbury. Being in an area of Outstanding Natural Beauty it has lovely countryside surrounds yet still offers easy access to Bristol, Bath, M5 (approx 6.6 miles) and the M4 (approx 8.5 miles). It is an ideal location for families, commuters and outdoor enthusiasts alike. There is a Primary School, Church, Public House plus the very popular Katharine Lady Berkeley's Secondary School (<http://www.klbschool.org.uk>) which is just 2.6 miles away.

Property Highlights, Accommodation & Services

- Stunning Detached Village Home
- No Onward Chain
- Well Proportioned Living Room With French Doors To The Rear Garden
- Kitchen/Breakfast Room With Integrated Appliances
- Four Double Bedrooms - Principal Bedroom With Fitted Wardrobes And En- Suite
- Single Garage, Gated Driveway Parking plus Further Parking and Lawn to the Rear
- Within Catchment Area to Katharine Lady Berkeley's Secondary School and an Excellent Primary School
- Wraparound Landscaped Garden Bordered by a Cotswold Dry Stone Wall
- Sought After Cotswold Village of Hillesley
- Stroud District Council Tax Band F

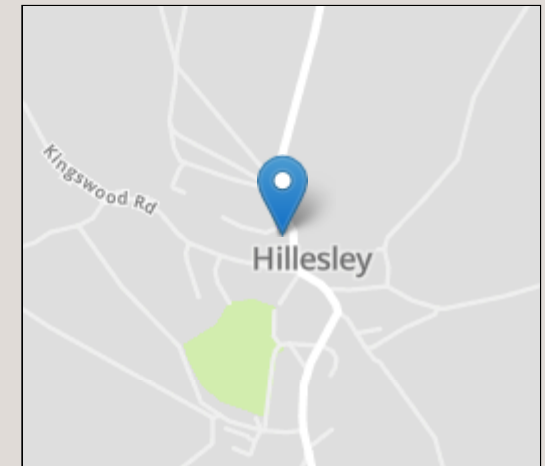
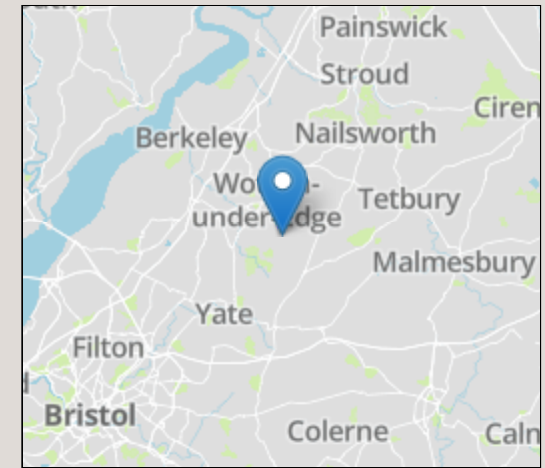
Directions

As you enter the village of Hillesley from the direction of Wotton-under-Edge, Farmcote can be found on the right hand side as soon as you enter the village. Number 1 is tucked away on your left hand side, immediately as you enter the development.

Local Authority & Council Tax - Stroud District Council - Tax Band F

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



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