

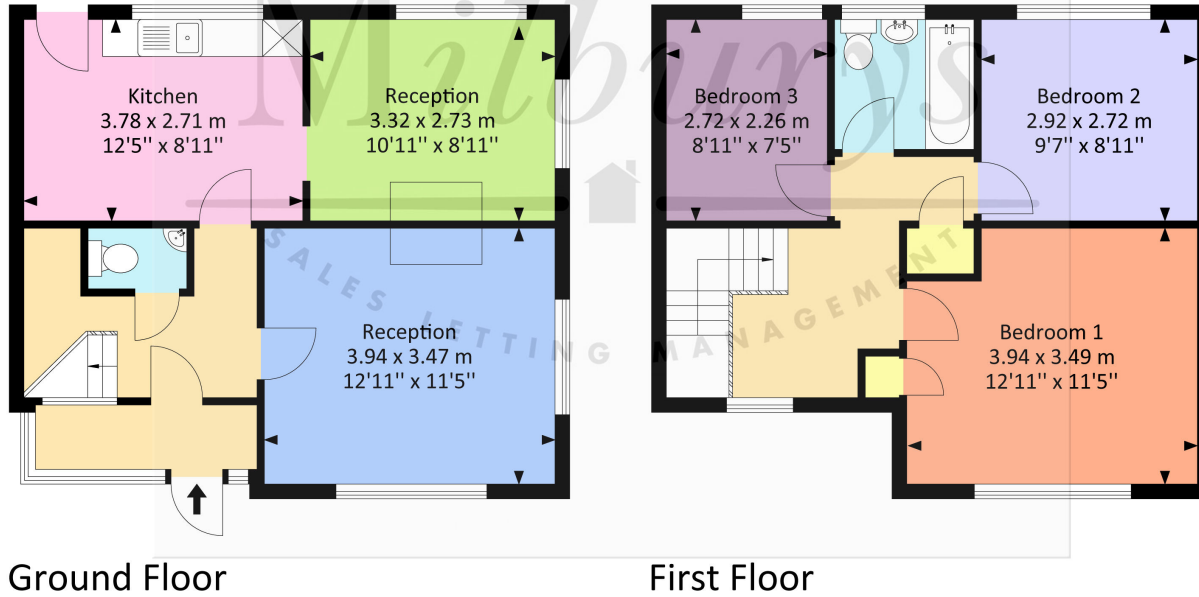
Milburys

SALES LETTING MANAGEMENT



Cotswold Glen, High Street, Hillesley, Wotton-under-Edge, Gloucestershire, GL12 7RS £525,000

Cotswold Glen, High Street,
Hillesley, Wotton-Under-Edge, GL127RS
Internal Area (Approx)
86.0 Sq.M / 925.80 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Cotswold Glen, High Street, Hillesley, Wotton-under-Edge, Gloucestershire GL12 7RS

Cotswold Glen is a detached family home located at the heart of the pretty rural village of Hillesley - a truly wonderful setting and designated area of outstanding natural beauty, with country walks right from the threshold. It offers cottage charm along with generous living space including a cosy lounge complete with woodburner, a cottage style kitchen situated at the rear of the property boasting a wonderful outlook over the garden and an additional reception room with a feature fireplace. There is also a separate cloakroom on the ground floor. Head upstairs there are three good sized bedrooms, two double and one single, and a modern family bathroom. Outside there is a gravelled driveway with ample off-street parking to the front of the property along with a single garage. The gardens wrap right around the property providing a fantastic pallet for the green-fingered amongst us, plus plenty of space for children to burn off steam. In short, a wonderful opportunity to make your mark on a rarely available detached cottage situated on a generous plot. Sure to be snapped up- booked your viewing with the Wotton under Edge office today!

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

- Detached Cottage In The Heart Of Hillesley
- Three Bedrooms - Two Double And One Single
- Generous Plot With Wrap Around Lawned Gardens
- Log Burner in Front Sitting Room
- Cottage Style Kitchen
- Separate Reception Room
- Gravel Driveway, Off-Street Parking And A Single Garage
- Country Walks Right From The Doorstep
- Electric Heating
- Stroud District Council - Band E

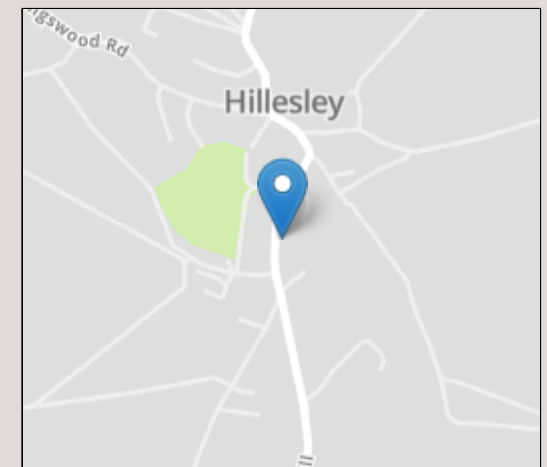
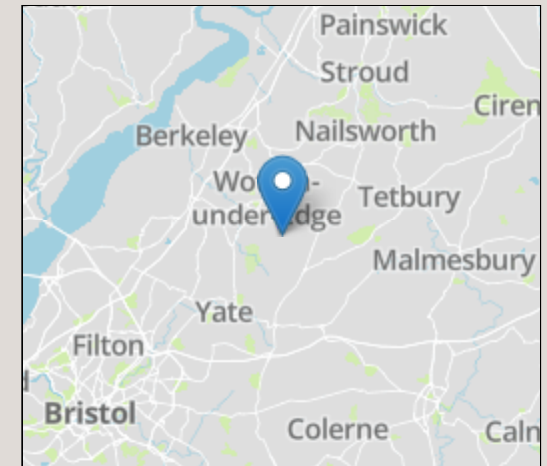
Directions

As you enter the village of Hillesley from the direction of Wotton-under-Edge, Cotswold Glen is tucked away directly opposite the War Memorial, before the road round bends around the corner.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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