

Milburys

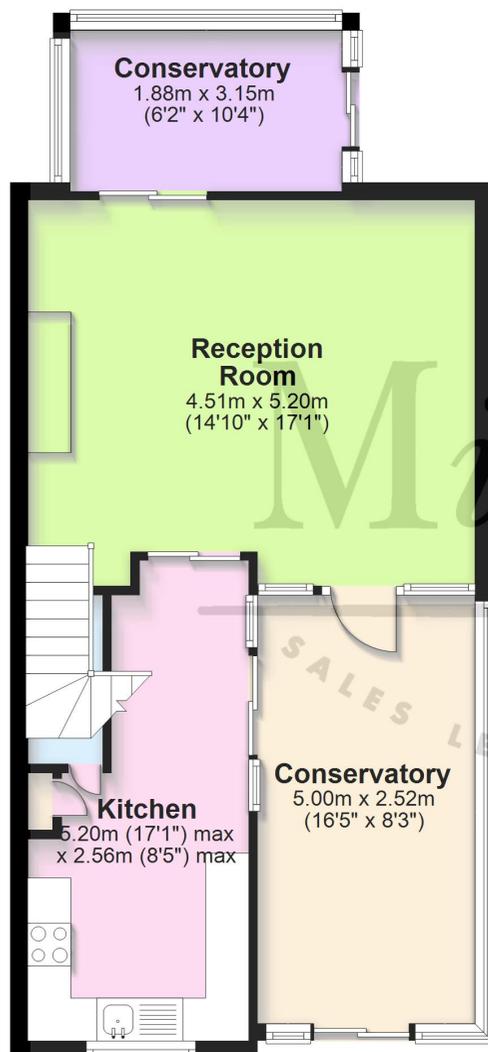
SALES LETTING MANAGEMENT



4 The Cottages, Chapel Lane, Hillesley, Wotton-under-Edge, Gloucestershire GL12 7RQ £250,000

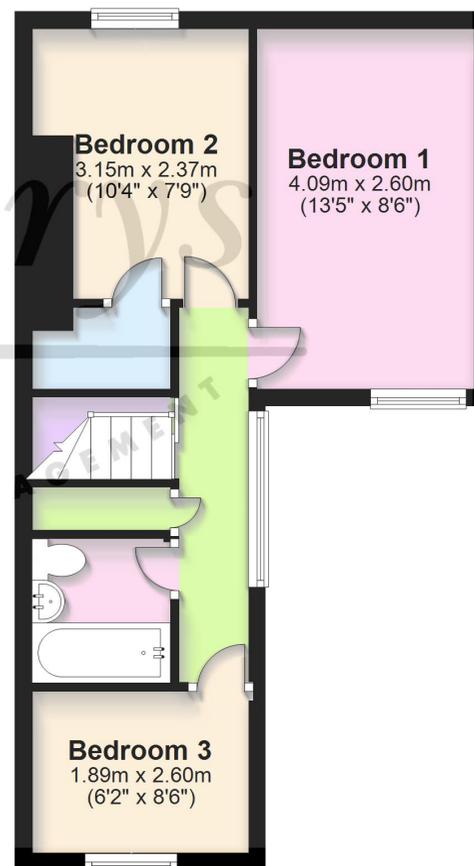
### Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 91.9 sq. metres (989.3 sq. feet)

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

## 4 The Cottages, Chapel Lane, Hillesley, Wotton-under-Edge, Gloucestershire GL12 7RQ

Step back in time and wander along a traditional 19th-century pedestrian pathway leading to this charming Cotswold cottage, offered for sale with no onward chain. Follow in the footsteps of Victorian residents to the detached, generous allotment-style gardens – perfectly suited to those who enjoy growing fresh fruit and vegetables! Beyond the courtyard, entry is into a large conservatory, which in turn leads through to the kitchen via sliding doors. Natural light fills this space from the sunlit window overlooking the front. The kitchen benefits from ample storage and a surprisingly spacious understairs cupboard. The reception rooms span the full width of the property and provide access to both the front and rear conservatories. Character features are showcased throughout, from exposed wooden beams to the elegant stone fireplace – just imagine the warmth and flow of an open fire on a cosy winter's evening. Upstairs, the property offers three bedrooms, two of which are double and one single, with the second bedroom benefiting from built-in storage. The family bathroom allows for a relaxing soak or a quick shower. Having been owned for 69 years, it presents a wonderful opportunity for those looking to own a slice of history while adding their own personal touch. Please note that there is no allocated parking with the cottage; however, parking options are available on street nearby

### 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

- No Onward Chain - What3Words: stopped.eyeliner.heartache
- Semi-Rural Setting Within Easy Access To Local Amenities
- Generous, Allotment-Style Gardens
- Solid Fuel Heating System
- Requires Updating and Modernisation Throughout
- Abundance of Character Throughout - Stone Fire Place & Wooden Beams
- 2 Conservatories, One Situated to the Front and One to the Rear
- Family Bathroom Comprising A Bath With A Shower Overhead
- Two Double Bedrooms and One Single Bedroom
- Stroud District Council - Band C

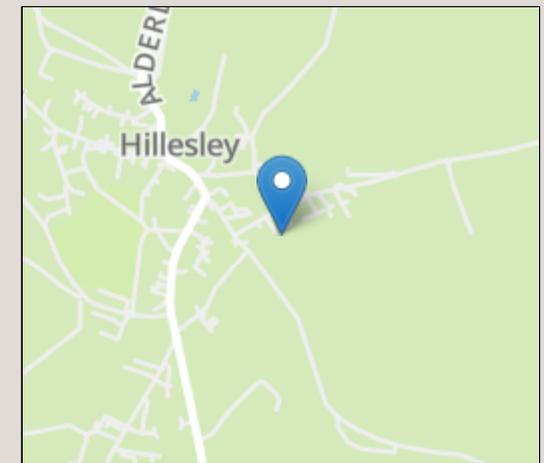
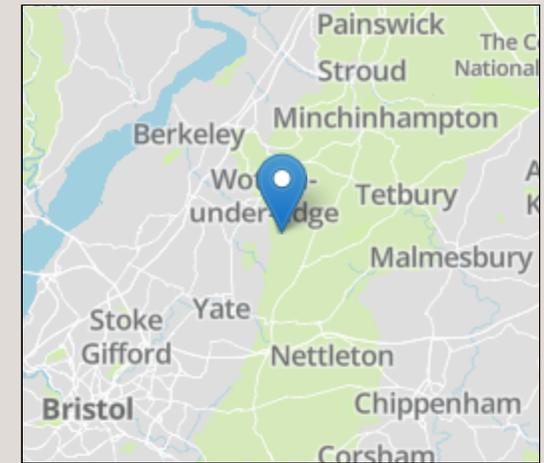
### Directions

As you enter the village of Hillesley from the direction of Wotton-under-Edge, follow High Street until the first turning after the war memorial into Chapel Lane. Pass The Fleece, and the property is accessed by a pedestrian path a little bit along.

**Local Authority & Council Tax** - Stroud District Council - Tax Band C

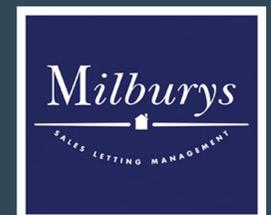
**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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