

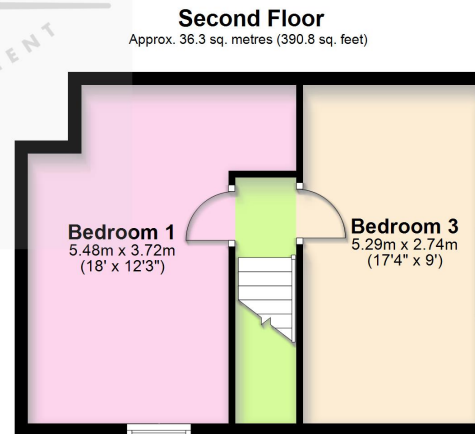
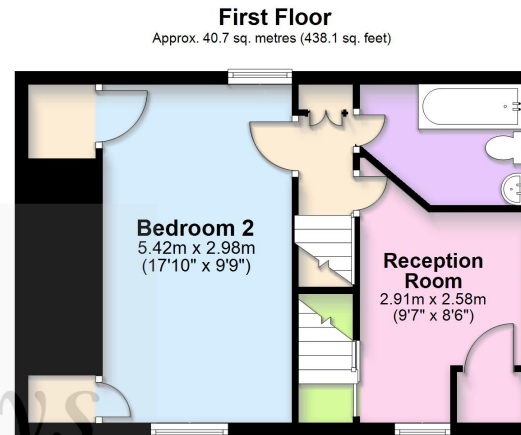
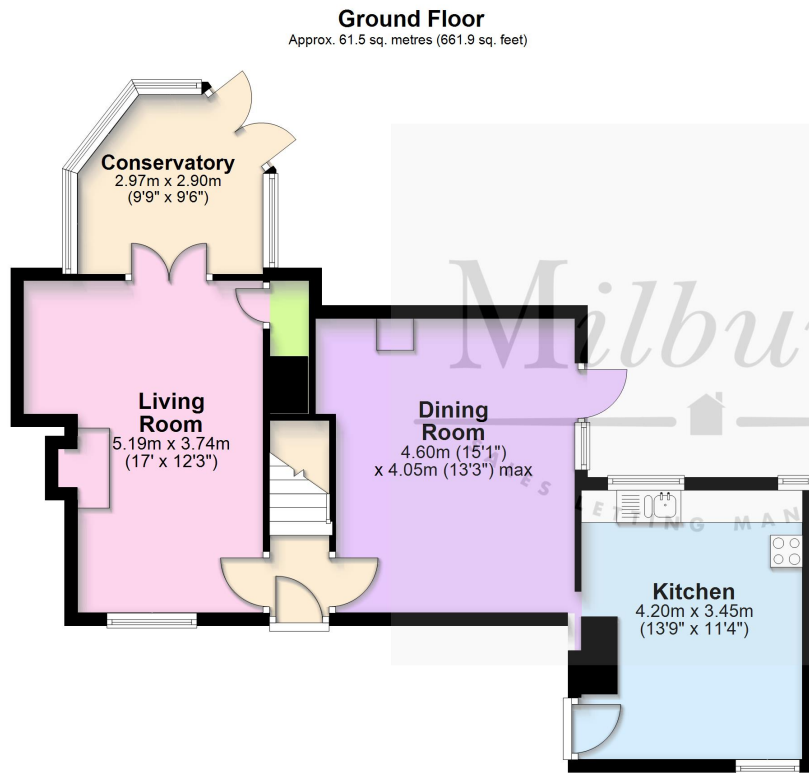
Milburys

SALES LETTING MANAGEMENT



Church View Cottage, Vicarage Lane, Hillesley, Wotton-under-Edge, Gloucestershire,  
GL12 7RA

£250,000



Total area: approx. 138.5 sq. metres (1490.9 sq. feet)

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



## Church View Cottage, Vicarage Lane, Hillesley, Wotton-under-Edge, Gloucestershire GL12 7RA

If you're looking for a project, then look no further! Situated in the quiet and sought after village of Hillesley in a wonderful cul-de-sac location this three bedroom end of terraced cottage is in need of renovation. The property provides spacious accommodation across three floors. The ground floor comprises of a dual aspect living area complete with a feature fire place and access to the rear garden from the conservatory; the dining room which is complete with understairs storage, a feature fireplace and access to the garden- a perfectly versatile space! The kitchen is situated to the right of the property and has the benefit of planning permission for a single story extension. On the first floor can be found the spacious family bathroom, a double bedroom with a delightful dual aspect with the benefit of built in storage and a second reception room- an ideal study space! From here can be found the access to the second floor with a further two double bedrooms. The south facing garden is of a generous size wrapping around the the accommodation complete with greenery. In summary, this property has great potential and awaits a new owner to truly transform and restore Church View Cottage.

### 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!
- An Amazing Investment Opportunity
- Planning Permission For Single Story Side Extension Granted
- Sought After Cotswold Village
- Spacious Accommodation Set Over Three Floors
- Off Street Parking
- Renovation Project
- Feature Fireplace
- Within Catchment of Katherine Lady Berkeley School and a Local Primary School
- South Facing Rear Garden

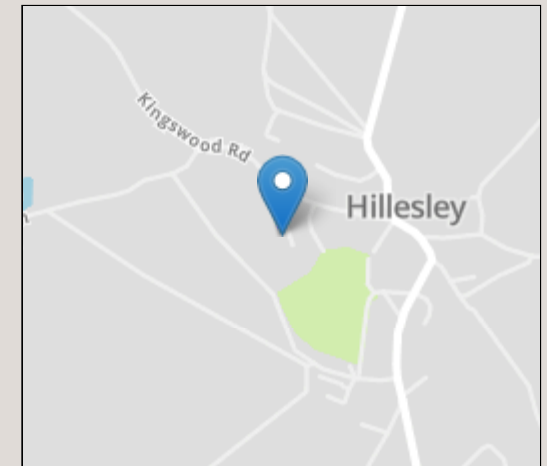
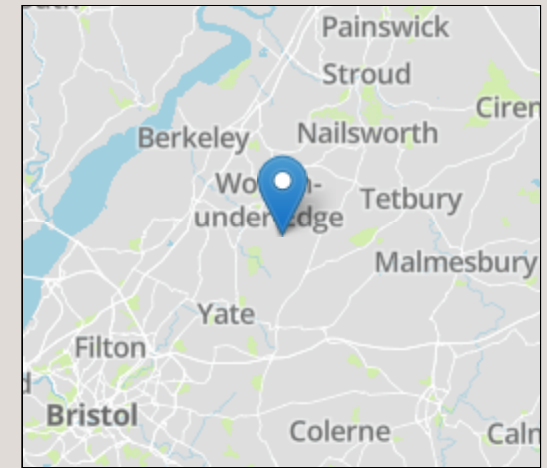
### Directions

Entering the village from Hillesley Road, take the second right into vicarage lane. Proceed down and close to the end of the cul-de-sac the property is located on your right hand side.

### Local Authority & Council Tax -

**Tenure** - Freehold (to be confirmed)

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)



