



## **The Old Stables, Rockstowes Hill, Rockstowes, Uley, Dursley, Gloucestershire, GL11 5AF**

**£1,600 pcm**

The Old Stables is a characterful two bedroom cottage set within an idyllic enviable rural position within the Uley valley overlooking private paddock land and the surrounding Cotswold escarpment.

Sorry, not suitable for children or pets.

## The Property

**DESCRIPTION** Located within the grounds of Rockstowes Hill, The Old Stables is a charming, characterful cottage that has recently been redecorated throughout. It has a lovely and light living room with stripped wooden floors and a large wood burner, a fully fitted kitchen breakfast room and downstairs toilet. Upstairs are two good sized double bedrooms and a bathroom with a shower over the bath. To the front of the house is a small private garden and there is parking for two cars. The cottage is surrounded by countryside and has wonderful views over the surrounding Cotswold escarpment.

**SITUATION** The property is situated in the most magnificent rural location with far reaching views of the surrounding unspoilt Cotswold Hills and landscape. 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.

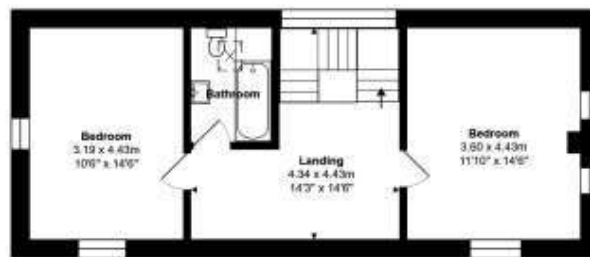
## Directions

From the centre of Uley village, head west following the B4066 towards Dursley. Shortly after leaving the village, locate the drive entrance to Rockstowes Hill on the right hand side. Postcode GL11 5AF

## Local Authority

Stroud District Council Band C £1916 pa

Score	Energy rating	Current	Potential
92+	A		105 (A)
81-91	B		
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## PROPERTY MISDESCRIPTIONS ACT 199

ownership of the sellers, therefore the Buyer must assume the information is incorrect for the property to exchange of contracts.

ing order, fit for their purpose, or within the property or the validity of any guarantee. ised to make a final inspection of the