



COUNTRY
PROPERTY



Cornerstones, 1 St. Giles Barton,

Hillesley

£680,000



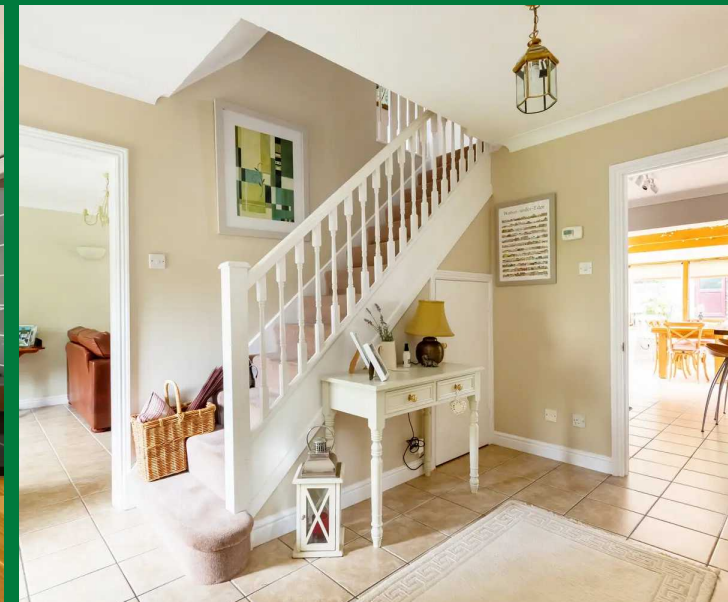
Cornerstones, 1 St. Giles Barton

Hillesley, GL12 8RG

A light and airy detached home located in the heart of the popular village of Hillesley.

'Cornerstones' was originally built as a 4 bedroomed house, however the current vendors removed one of the adjoining bedroom walls making an impressive master bedroom and dressing area. The property is presented to a very high standard throughout, boasting a wonderful kitchen leading into a green oak framed extension which allows you to enjoy the landscaped rear garden. The property is located within walking distance from the popular primary school and The Fleece Inn which is a community owned public house and overlooks the village Church. Accommodation includes entrance hall, sitting room, kitchen, utility, garden room, study, cloakroom, 3 bedrooms with master ensuite and family bathroom. Outside are gardens to front and rear, double garage and driveway parking.

- Detached House
- Sitting Room & Study
- Kitchen & Utility
- Garden Room/Dining Area
- 3 Bedrooms & Master Ensuite
- Landscaped Gardens
- Double Garage & Parking
- Energy Efficiency Rating E





Hillesley

Hillesley is an established country village, located in an area of "Outstanding Natural Beauty" and enjoying a sheltered position in the lee of the Cotswold Hills. There is a village primary school, community owned public house, plus a sports field with play area, tennis court and football/cricket pitches. The village is within a few minutes driving distance of the town of Wotton-under-Edge, Katharine Lady Berkeley's School, the A46 and A38 trunk roads, M4 and M5 motorways.

Detached home in Hillesley village. Originally 4 bedrooms, now boasts impressive master bedroom. High-quality kitchen, green oak framed extension, landscaped garden. Close to primary school and community-owned pub. Entrance hall, sitting room, kitchen, utility, garden room, study, cloakroom, 3 bedrooms, master ensuite, family bathroom. Gardens, double garage, driveway. Council Tax band: F

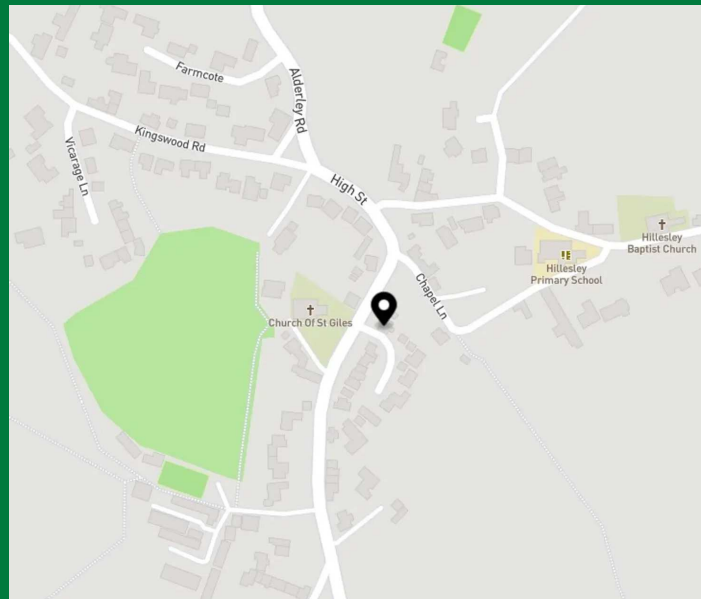
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

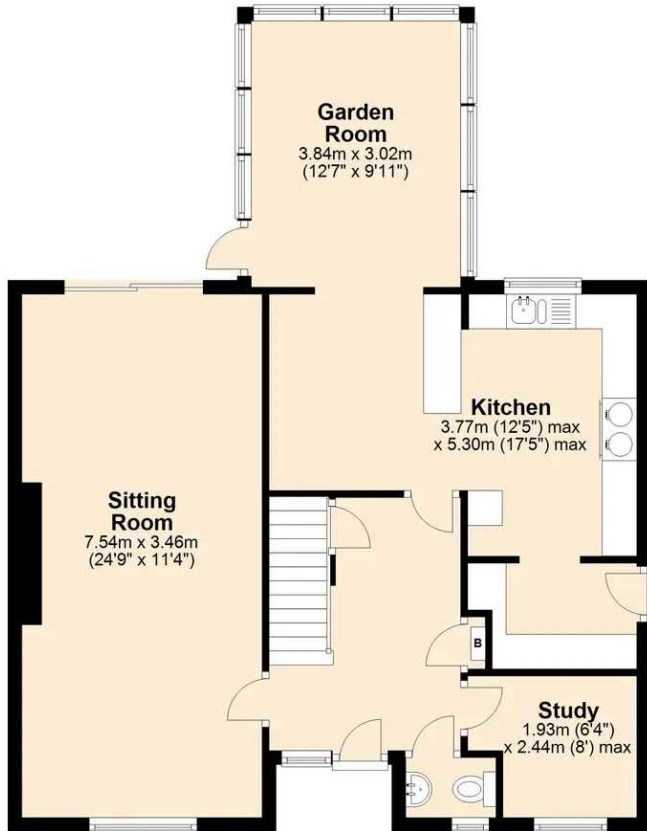




You can include any measurements, floorplans and distances
that you wish to include in your advertisement.

Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.0 sq. feet)



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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