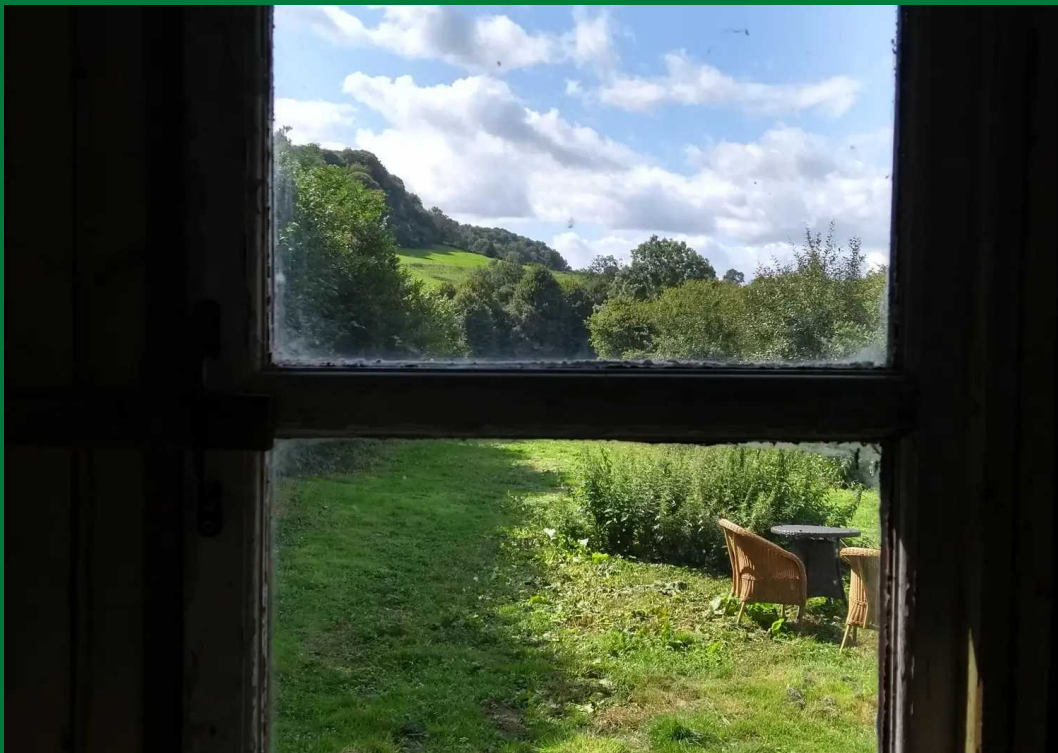




Valley Retreat, Kilcott,

Gloucestershire

£39,500



Valley Retreat, Kilcote

GL12 7RL

Peaceful countryside retreat with this useful parcel of amenity land, located in the beautiful Kilcote valley. Extending to about 0.33 of an acre, there is plenty of space to engage in countryside pursuits, or for the kids to expend some energy running around! Included in the sale is the shepherds hut, to warm up with a hot drink afterwards. Converted from a former catering unit, it is complete with a small log burner, an ideal store. The land is mostly laid to grass and has been tended has a garden, with tree and hedge boundaries reinforced in some areas with fences to neighbouring farm fields. Vehicles have clearly parked on the land for some years.

Situated on the Cotswold Way there are miles of rural walks nearby, with 'The Fleece' pub in Hillesley a 10 minute walk or half a mile away. The best rural views can be enjoyed down the valley.

- Useful Amenity Land
- One Third of an Acre
- Accessible to Hillesley & A46
- Private, Secluded Retreat
- Very Quiet, Peaceful Location
- Country Views
- No Services Connected
- Surrounded by Farm Land





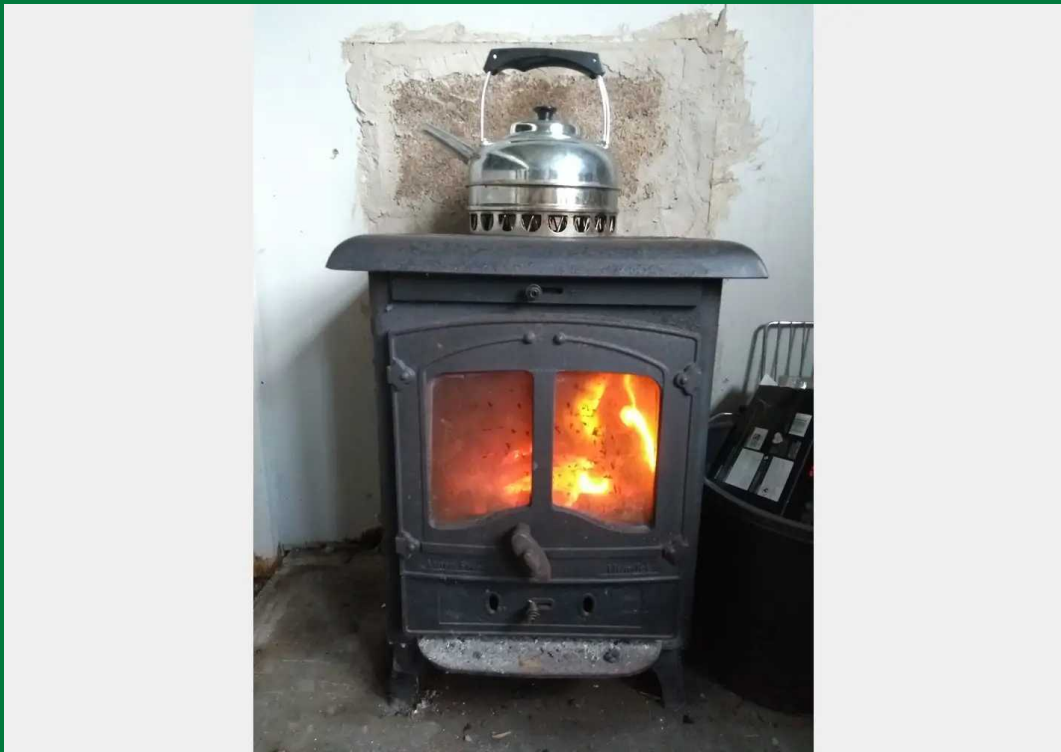
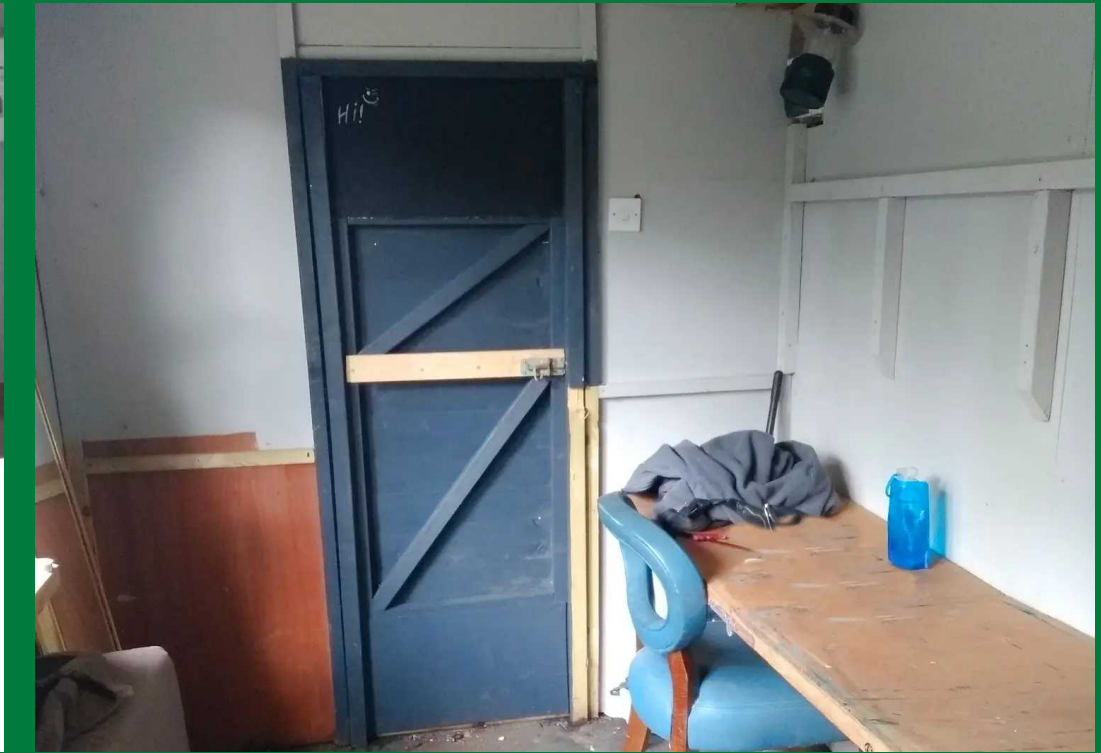
Kilcott

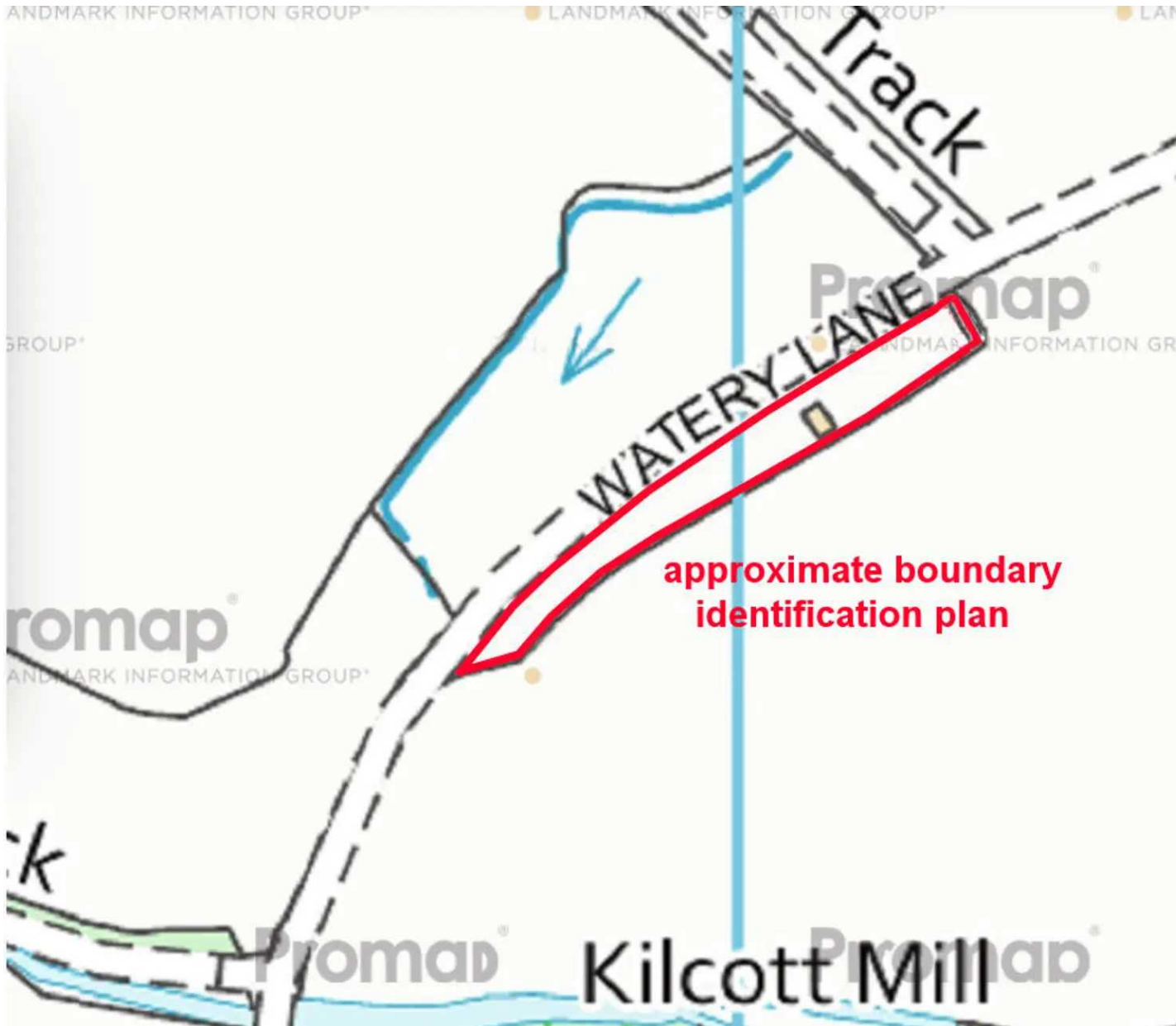
Kilcott Valley is a designated AONB situated on the Cotswold Escarpment, situated between Hillesley and Tresham. Driving up the valley to the head, there is access to the A46 near Badminton, for access to M4/Bath to the South and North to Stroud. Local country towns of Hawkesbury, Wotton under Edge, Tetbury, Malmesbury, Yate and Chipping Sodbury (Waitrose) are all within a short driving distance, and the M4 junction 18 is about 7 miles down the A46 towards Bath. Convenient for Bristol Bath Chippenham, rail terminals and Bristol or Staverton airports.

Peaceful countryside retreat, in this 0.33 acre parcel amenity land in the countryside, perfect for outdoor activities. Includes shepherds hut with log burner. Walks on Cotswold Way, pub nearby and stunning rural views.

Tenure: Freehold







You can include any restrictions, covenants, easements or other matters which may affect your property.

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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