



5 Hawkesbury Road, Hillesley, Wotton-under-Edge, South Gloucestershire, GL12 7RE

£1,200 pcm

A characterful 2 bed period cottage in the picturesque village of Hillesley with exceptional panoramic views over the surrounding rolling countryside.

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The Property

DESCRIPTION This character cottage is deceptively spacious and enjoys elevated views over the glorious surrounding countryside and towards the River Severn. The accommodation spans over three floors extending in all to 717 sq.ft. The ground floor entrance opens to the living room whilst a staircase descends to the lower ground floor where there is a charming country style kitchen/dining room with rear access for convenience and leading out to the garden. A shower room is located on the ground floor whilst on the top floor there are two double bedrooms. Panoramic westerly views can be enjoyed from the rear windows. The garden is of great length landscaped with a patio terrace, lawn and established beds. On street parking is easily available on Hawkesbury Road.

SITUATION Hillesley is a delightful unspoilt village on the edge of the Cotswold Escarpment and Badminton Estate, nestled within rolling Gloucestershire countryside close to the Cotswold Way. The village's amenities include St Giles church, an active village hall and the community run Fleece Inn which was voted as CAMRA's county pub of the year in 2018. Other facilities include a primary school whilst there are sporting activities within the village such as a playing field hosting cricket teams and a tennis court. The neighbouring village of Hawkesbury Upton has a further range of facilities including an 'Outstanding' Ofsted rated primary school, two public houses, a village shop, post office and farm shop. Less than 3 miles away is the large market town of Wotton-under-Edge a typical Cotswold market town made prosperous from the former woollen industry and today provides good local

amenities for everyday needs, including schools for all ages and the highly regarded Katherine Lady Berkeley secondary school, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. Both the M4 and M5 Motorway are within 15 minutes' drive away, putting Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Yate, only 20 minutes away, and has regular mainline services.

Directions

From the A36, follow France Lane to proceed through the village Hawkesbury Upton. Follow the road to Hillesley, and as you enter the village take the first sharp left hand turn. Locate the cottage on the right hand side. Postcode GL12 7RE.
What3words: ///rattler.assurance.friction

Local Authority

South Gloucestershire Council

Council Tax C £2106

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Total Area: 66.6 m² ... 717 ft²

All measurements are approximate and for display purposes only

