

## East View Cottage, High Street, Hillesley, Wotton-under-Edge, GL12 7RS



Period semi detached cottage • Popular village location • Parking for two cars • Countryside views • Four bedrooms • Two Bathrooms • Gardens • Spacious accommodation • EPC TBC

# East View Cottage,

High Street, Hillesley, Wotton-under-Edge, GL12 7RS

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Charming period semi-detached cottage in the picturesque village of Hillesley, offers a perfect blend of traditional character and modern comfort.

This home exudes a cosy and homely ambiance, ideal for relaxation and peace.

The accommodation is arranged over three floors, entrance porch taking you into the sitting room with aspect over the front garden, inset multi-fuel stove, and stairs to the first floor. Open plan kitchen/dining room with access onto the rear garden and separate cloakroom/utility.

The first floor landing gives access to two double and one single bedroom plus the family bathroom with modern white suite.

Located on the top floor is the principal bedroom with an en-suite shower room and views across open countryside.

The property features a pretty rear garden, perfect for outdoor entertaining or simply enjoying the tranquility of the surroundings. The shed benefits from having electricity.

Off-street parking for two cars complete with an electric car charger adds to the convenience of this peaceful and quiet retreat.

With easy access to local amenities and transport links, this property is sure to appeal to those seeking a comfortable and stylish residence in a sought-after location.

## Amenities

Hillesley is a delightful, unspoilt South Gloucestershire village on the lower Cotswold escarpment and with excellent access to the A46 leading to the M4, Bath, Bristol, the M5,

Nailsworth and Stroud. The local towns of Chipping Sodbury, Yate, Tetbury and Dursley are all within easy reach, and the village itself has a primary school, parish church, village hall, The Fleece Inn, playing fields including a tennis court.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

Take the A433 from Cirencester, through Tetbury and Didmarton. At the junction with the A46, turn left towards Bath and after approx. 1/2 mile turn right, sign posted to Hawkesbury Upton and Hillesley. Continue through Hawkesbury Upton and down the hill into Hillesley. The property will be found on the left hand side, identified by our 'For Sale' board.

What 3 Words: [///decide.rentals.reference](https://www.what3words.com/decide.rentals.reference)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Stroud District Council

Council Tax Band: D

## Our reference

TET/JR/RN/11022025

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)







# High Street, Hillesley, Wotton-under-Edge, GL12

Approximate Area = 1039 sq ft / 96.5 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 663857



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[perrybishop.co.uk](http://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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