

KE<sup>tm</sup>  
KINGSLEY  
EVANS



Hill View

Coberley Village, Gloucestershire, GL53 9QZ



# Hill View

Coberley Village, Gloucestershire, GL53 9QZ

*A quintessential Cotswold cottage nestled in a quaint setting in the heart of this sought after village just a short drive from Cheltenham.*

- Entrance vestibule
- Sitting room with log burner
- Kitchen
- Double bedroom
- Shower room
- Garden
- Parking
- Garage
- No onward chain

Positioned in the heart of this sought-after village, overlooking open countryside and a valley view scene, Hill View is a quaint and quintessential stone cottage. The property exudes character and charm, and whilst it has been well maintained by the owner, who has been in residence for many years, it would offer a prospective buyer an opportunity to enhance the interiors.

The entrance is via a vestibule that opens to the sitting room, a lovely room with a feature wood-burning stove set into an Inglenook. This enjoys views to the front and rear and also opens to a well-appointed kitchen.

From the sitting room, a set of stairs rises to the first floor, which is home to a double bedroom, with fitted wardrobes, and a shower room.





#### OUTSIDE:

Set in the heart of the village, the views to the front are one of charm overlooking the valley that this village is so sought after.

There are two walled gardens. One which is situated at the front and is accessed via the kitchen. The other is more substantial and is located by the driveway that leads to the very useful garage.

#### SITUATION:

Coberley is one of The Cotswolds most sought-after villages and as such homes here rarely come to the market. Picturesque and quintessential, the village is set within An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside. With an active community and exceptional primary school, Coberley Church of England, this is a village for both families and professionals alike. The neighbouring village of Cowley has Cowley Manor with its gym, spa and wonderful dining options. There is an excellent public house and village farm shop in Cockleford and a further short drive to a well-stocked mini shop with a post office in Colesbourne.

Coberley is idyllic for those seeking a country and town lifestyle, offering a rare balance of a rural setting yet close to Cheltenham, only six miles, town that offers a cosmopolitan lifestyle which is well regarded for its lively restaurant culture, excellent high street shopping and world-renowned schools.

#### SERVICES:

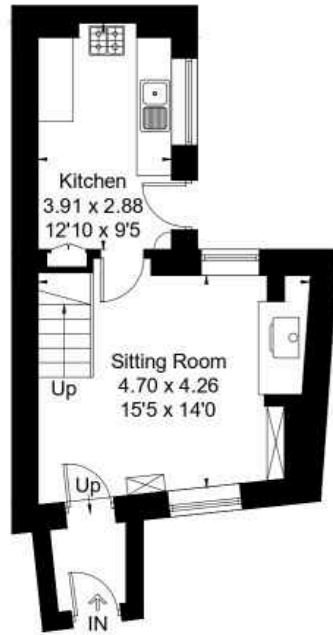
Mains electric, mains water, mains drainage, Gigaclear fibre connection.





# FLOORPLANS

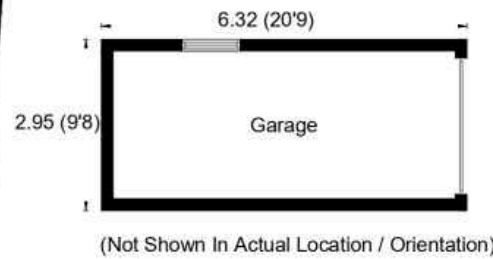
Approximate Floor Area = 53.6 sq m / 577 sq ft  
Garage = 15.0 sq m / 161 sq ft  
Total = 68.6 sq m / 738 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98743



**KE**<sup>™</sup>  
KINGSLEY  
EVANS

Kingsley Evans  
115 Promenade  
Cheltenham  
Gloucestershire  
GL50 1NW

t: +44 (0) 1242 222292  
e: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
w: [www.kingsleyevans.co.uk](http://www.kingsleyevans.co.uk)

**IMPORTANT NOTICE:** Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(46-54) <b>E</b>		
(35-45) <b>F</b>		
(2-34) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC