



## 1 & 2 Hillview Cottages, Down Hatherley, GL2 9QB

Asking Price £425,000

Thomas and Thomas are pleased to present Hillview Cottages, located in the village of Down Hatherley, situated between Gloucester and Cheltenham and surrounded by open farm land, with local amenities just a short drive away. Both Cottages are full of character with original features throughout including exposed beams and cottage doors.

Cottage one comprises of: entrance leading to the good sized kitchen with ample storage cupboards. The inner hallway leads to the open plan lounge / dining room with feature fire and finally the porch area with useful storage space. Upstairs there is the main bedroom with room for a wardrobe and dressing table, a second double bedroom with built in storage, a single bedroom and finally a shower room.

Cottage two comprises of: porch / utility room with storage and washing machine space, lounge with feature fire and the kitchen with storage under the stairs and room for fridge / freezer. Upstairs there is one double bedroom with built in storage and finally a large bathroom with storage and stand alone shower.

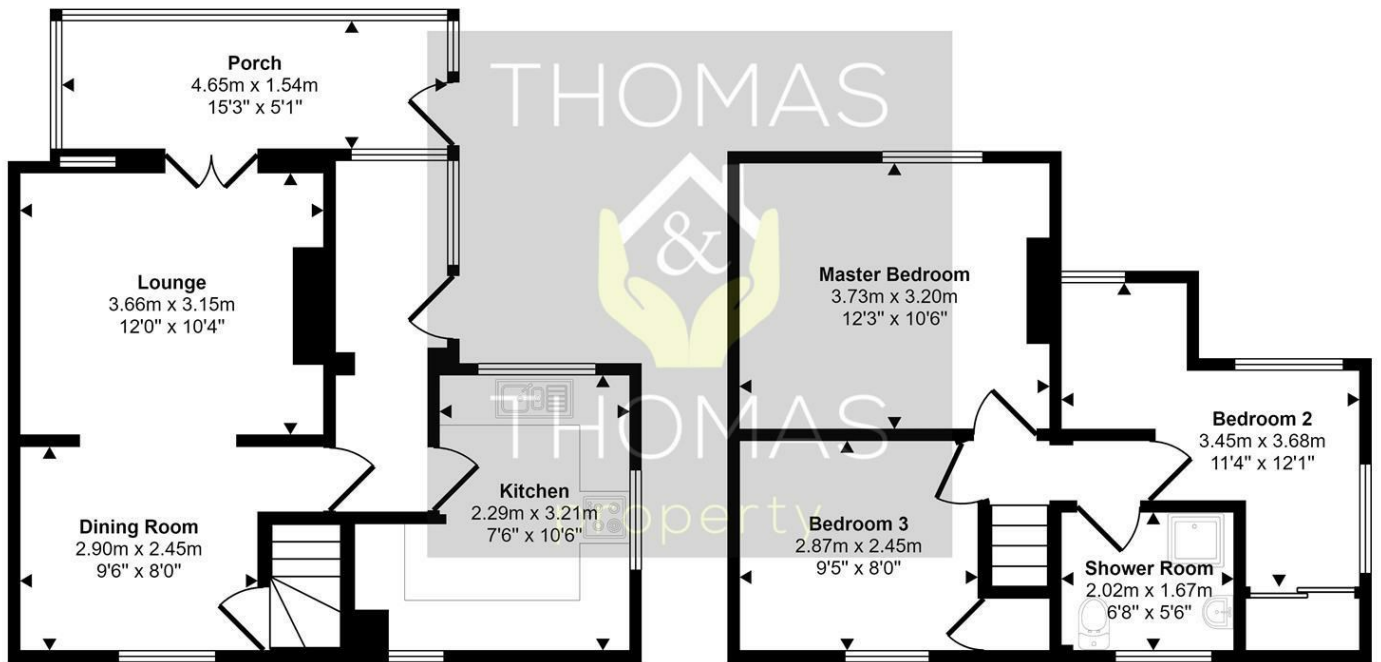
Outside, both benefit from separate 100ft gardens with panoramic views over the countryside. These beautiful homes need to be viewed to be appreciated, please call us today to arrange your viewing.

Agent Note - Please note these properties are currently registered on two separate land registry titles but the current owners wish for them to be sold together. For further details and to arrange a viewing, please contact the branch on 01452 348208

- Rural Location
- Three & 1 Bedroom Cottages
- 100ft Gardens
- Character Features
- Off Road Parking



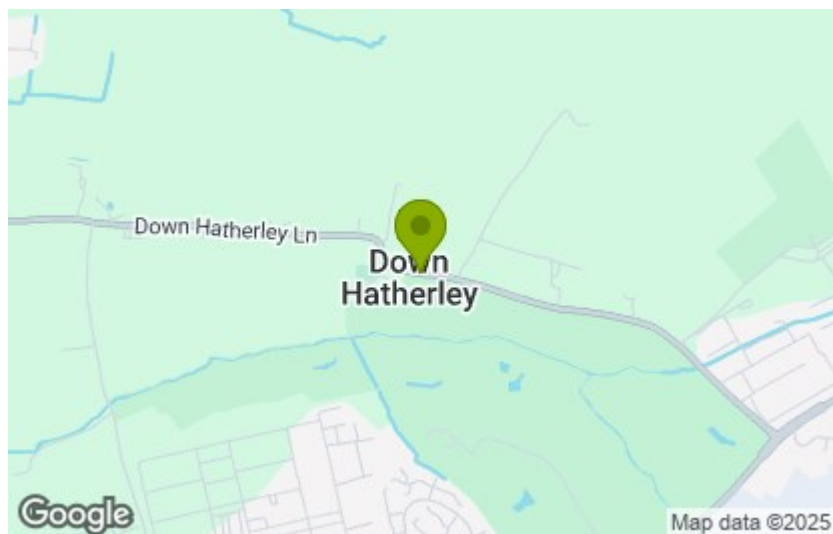
Approx Gross Internal Area  
81 sq m / 869 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	68



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