



Shadwell, Uley, Dursley

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## A beautifully presented, four-bedroom detached Cotswold stone-fronted cottage.

Holly Cottage has stunning views south easterly across farmland with views up towards the Cotswold escarpment. Shadwell and Uley are well known to be in an area of outstanding beauty which enjoys peace and tranquillity. The property dates back to the early 18th century when it is believed to have been the Old Dairy. The current owners have extensively renovated and extended the property to a high standard, creating and enhancing character features, including fireplaces, latched doors and a mixture of wooden and flag-stone flooring.

The property is an exceptional family home in an enviable rural position with spacious accommodation arranged over two floors. To the front are two living rooms with wood burners and a central hall with a staircase. To the rear of the property, there is a fantastic kitchen/breakfast room designed by Johnathan Randal of Uley. This is built into a light atrium-style conservatory with underfloor heating and doors which lead into the patio and garden. A handy utility room with a downstairs WC and stable-style back door sits off the conservatory. Upstairs there are four bedrooms and two bathrooms. The principal bedroom takes the prime position with en suite shower room, walk-through wardrobe and stunning views from the front of the house. There are three double bedrooms, two very generous and one smaller, all serviced by the family bathroom. To the front, the garden is landscaped with lawn, shrub borders and specimen trees; a driveway leads to a detached garage with electric roller doors. A private, peaceful garden bordered by mature shrubs and trees is at the property's rear. The gazebo and summer house is perfect for outside entertaining and extra accommodation.

Guide Price: £875,000

Tenure: Freehold

Council: Stroud District Council

Council Tax Band: D







## Location

Shadwell is a small hamlet on a no through road, situated just outside the delightful village of Uley, in a beautiful semi-wooded valley on the lower reaches of the Cotswold escarpment in an area designated as being of Outstanding Natural Beauty. Uley has a handsome Church, village shop, primary school, a traditional pub recently under new ownership, a doctor's surgery, an active village hall and an art centre. There are many local places of interest, such as Uley's bury iron age hill fort that sits on the escarpment above Shadwell. The nearby towns of Wotton-under-Edge, Nailsworth, Tetbury and Dursley have a range of excellent shops and services for everyday needs, including supermarkets, sports centres and several renowned pubs and restaurants, including Calcot Manor and its first-class spa. Education in the area is exceptional, including Beaudesert Park, Cheltenham College, Cheltenham Ladies College, Wycliffe College, Westonbirt School, Katharine Lady Berkeley and many other schools throughout the region. Including Marling & Stroud High and further afield Pate grammar school, which was awarded the Sunday Times secondary school of the year in 2019.

## Services

All Mains Utilities are connected.

EPC: D

## Distances

Uley 0.8 mile, Dursley 1.9 miles, Tetbury 9.5 miles, Kemble Station (London Paddington 80 minutes) 16 miles, Cheltenham 23 miles, Bath 27 miles, Bristol, 28 miles, M5 (J13) 9.6 miles, M4 (J17) 18 miles.

(All distances and times are approximate)

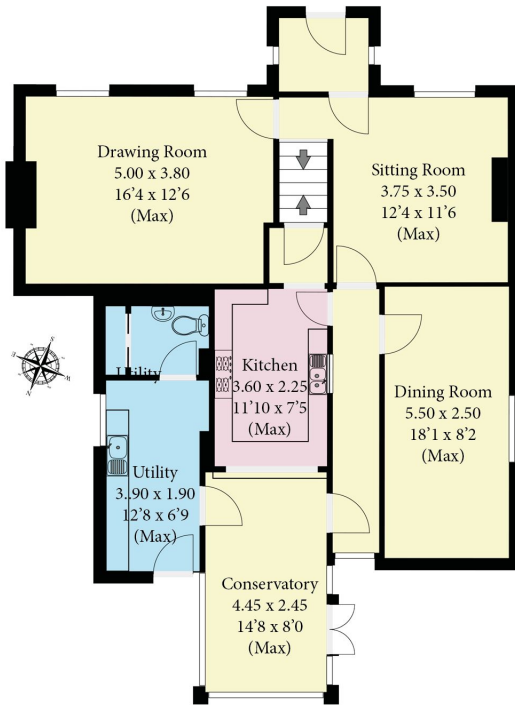
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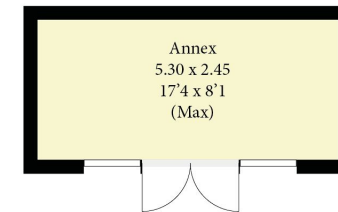
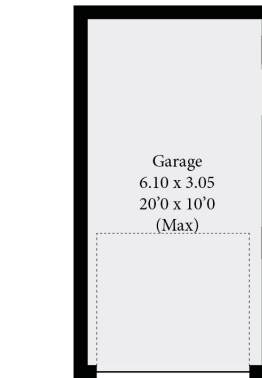
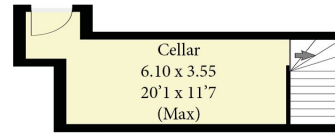
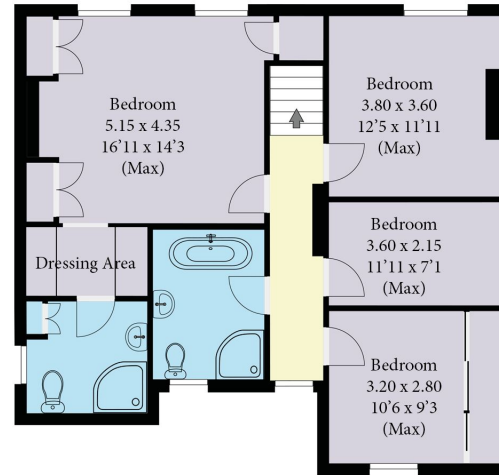


**Approximate GIA**  
 House 189.81 Square Metres 2043 Square Feet  
 Out Buildings 31.65 Square Metres 341 Square Feet  
 Total 221.17 Square Metres 2384 Square Feet

Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

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