

LITTLE COTTAGE CHALFORD HILL



WHITAKER
SEAGER



LITTLE COTTAGE, SILVER STREET, CHALFORD HILL, STROUD, GL6 8ES

A TWO BEDROOM MID TERRACE COTTAGE, TUCKED AWAY IN THIS POPULAR COTSWOLD VILLAGE. BOASTING A GENEROUS GARDEN WITH VIEWS.

The property

Tucked away in the sought-after Cotswold village of Chalford Hill, this charming mid-terrace period cottage is built from traditional Cotswold stone and is brimming with character. Showcasing a wealth of original features, the property enjoys a delightful setting at the heart of the village community.

Approached on foot via a gravelled driveway, a gated entrance leads into an attractive courtyard and to the front door. Inside, the welcoming sitting room is the heart of the home, featuring a striking inglenook fireplace with an inset wood-burning stove and a window to the front elevation with a traditional window seat beneath. The room offers comfortable space for a sofa and a small dining table and chairs. The sitting room flows into a charming galley kitchen, fitted with built-in base units, a Belfast sink and a traditional Everhot range. There is also space for a freestanding fridge.

A staircase rises from the sitting room to the first floor, where you will find a generous double bedroom, a recently refitted family bathroom and a useful boiler room. The bedroom enjoys pleasant views over the front of the property, while the bathroom has been stylishly finished with a distinctive, vibrant-coloured suite.

A further staircase leads to the second-floor attic bedroom, a wonderfully characterful space enhanced by exposed A-frame beams, creating a cosy and inviting retreat.

Combining period charm with practical living accommodation, this delightful cottage offers an ideal opportunity to enjoy village life in one of the Cotswolds' most desirable locations.





Guide price
£299,995

- Entrance Hallway
- Sitting Room
- Kitchen
- Recently Fitted Bathroom
- 2 Bedrooms
- A generous garden, detached from the cottage
- On street parking or parking in Silver Street car park
- Electric heaters in bedrooms
- Ofcom - Ultra fast broadband available via Openreach and Gigaclear Ultrafast 1000 Mbps
- Ofcom - indoor mobile phone signal is good with O2

WITHIN EASY REACH...

Stroud - 4 miles

Kemble Railway Station - 9 miles

Cirencester - 11 miles

Gloucester - 14 miles

Cheltenham - 16 miles

Outside

Little Cottage benefits from pedestrian access over a gravelled driveway and is approached through a small courtyard. The detached garden is accessed on foot via a pathway leading behind the terrace. It provides a blank canvas for the next owner, with ample space for planting and growing vegetables, laying a lawn and creating flower borders, if desired. A gravelled terrace provides an ideal space for outside dining and adjoins a summer house. The garden also enjoys elevated views across the surrounding rooftops towards the valley beyond. The neighbouring cottages benefit from an historic right to draw water from the well situated in the walkway between Cherub Cottage and Little Cottage. Cherub Cottage and Hazelmere also benefit from rights of access to their respective gardens and outside spaces. Little Cottage benefits from pedestrian access beneath the covered walkway situated to the front of Cherub Cottage.

Situation

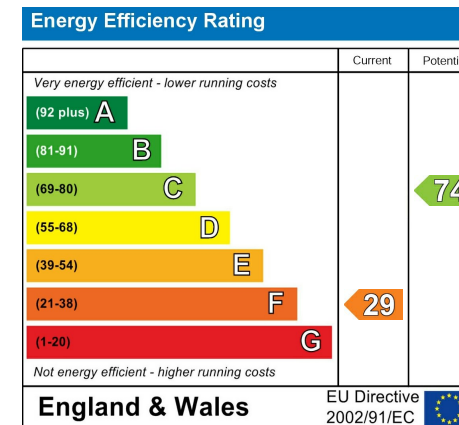
Positioned between the centres of Stroud and Cirencester, known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep. Facilities include the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community run shop and two cafes, The Pudney Pie and The Lavender Bakehouse. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including further primary schools and Thomas Keble Secondary School as well as a selection of village pubs. In addition, Tesco Express, Frithwood Doctors Surgery and Eastcombe stores are positioned within a mile or less. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud and Kemble provide a direct line to London Paddington.



Approximate Gross Internal Area = 65.5 sq m / 705 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128394)



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Useful Information

Tenure: Freehold

Postcode: GL6 8ES

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band and EPC rating F

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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