



High Street, Chalford, Stroud, GL6 8DP

Guide Price £650,000

HUNTERS[®]
EXCLUSIVE



High Street, Chalford, Stroud, GL6 8DP

Guide Price £650,000

A delightful and quirky 3-4 bedroom character cottage, positioned within the heart of this thriving community. Having undergone a comprehensive programme of modernisation and extension by the current owner, Saratoga Cottage enjoys flexible accommodation over 3 floors and is full of charm and character. The main entrance door opens into a spacious lounge dining room, pretty stone mullion windows overlook the front elevation. The original sitting room boasts a Cotswold stone fireplace with wood burner inset, and as with the snug and dining room also enjoys stone mullion windows to the front. The kitchen is positioned to one end of the cottage where a stable door opens to the front. Here a range of units can be found with built in appliances to include an integral oven, hob, dishwasher, fridge freezer and breakfast bar. The property enjoys 4 bedroom, 2 being accessed from the original stone staircase, with a further 2 from a second staircase. A single bedroom with double aspect windows and built in desk, and further double attic bedroom are served by a stylish family shower room to one side. A further double bedroom and large attic bedroom are located to the other end of the cottage, these are served by a large family bathroom with shower over the bath. Also located on this floor is a useful utility area, here a door opens to the rear of the property providing access to the garden. Stairs rise to a small galleried landing area with built in storage and useful hanging space for airing and additional storage for clothing. Viewings are by appointment only.





Amenities

Along the high street by the pub car park is a small village shop. Chalford and Bussage has a good range of local facilities, including a Tesco Express, doctors surgery as well as two primary schools within walking distance. There is relatively easy access to the ever popular Thomas Keble secondary school too. There are also country Inns nearby, walks, the woods are (excellent for dog walking) and recreation grounds to enjoy. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester or Stroud the latter also benefiting from a mainline rail link to London Paddington.

Directions

From the main London Road A419, take a left into the High Street. Proceed straight over and continue past the village shop on the left with pub car park opposite. The property can be found along on your left a short way along.

Ground Floor

Lounge Dining Room

Opening to the lounge dining room, under stairs cupboard, encased radiator, stone flooring with underfloor heating, window seat and shutters. A second window with oak sill, roof light, exposed stone walling, stable door, down lights, door to sitting room, door with staircase leading to the first floor. This has the potential to be converted into a large kitchen dining room.



Sitting Room/Dining Room

Stone tiled flooring, wood burner to chimney breast, two latch style windows with seats and shutter to the right hand side window. Drinks cupboard, ceiling beams, encased radiator, open staircase to the first floor. Opening to kitchen.

Kitchen

A range of shaker style wall and base units with wooden worktops and breakfast bar. Electric oven, gas hob, stainless steel extractor, integrated slimline dishwasher and fridge freezer. Stable door with fold up door seat in front, double radiator, stone mullion window with deep sill, tiled floor, under cupboard lights, wine racks, 1 1/2 bowl stainless steel sink. Opening to sitting room.

First Floor

Guest/Bedroom 4/Study

Currently used as a guest bedroom/study part panelled walling, recessed lights, latch windows to the front and side, computer station, encased radiator, wall cupboard, wood effect laminate floor.

Bedroom 2

Exposed wood floorboards, encased radiator, latch style stone mullion windows with seats and shutters, built-in double wardrobe.

Shower Room

A modern white suite with an encased WC, wash basin with storage beneath, corner shower cubicle, tiled flooring and walls, extractor, recessed lighting, ladder style towel rail.



Utility Area

Door leading to the rear of the cottage, wall and base units with worktops, plumbing for washing machine, and useful small sink. Staircase leading to a galleried landing. Small latch style window to the side, latch door to the main bathroom.

Main Bathroom

Comprising a tiled panelled bath with wall mounted taps and shower over, fully tiled surround. Pedestal wash basin, shaver point, low level WC, heated towel rail, ceiling beam, mullion window to front, tiled floor, wall lights, recessed lighting and extractor.

Top Floor

Attic Bedroom 1 (Master)

Two roof windows, double radiator, exposed A-frame beams, engineered oak flooring.

Attic (Bedroom 3)

Velux roof window, window to side, exposed beams.

Gallery Landing

Hosting many fitted cupboards and a latch window.

Outside



Gardens

A delightful roof top terrace with a stone pillared pergoda can be seen on the left, a gate with steps leads down to road level. A large decked terrace which is part covered by an oak and glass pergoda with pulldown canvas sites makes for a wonderful space to sit and dine. There are a variety of established shrubs and plants, an adjacent paved terrace with stone wall and railings. To the rear of the cottage is a pathway with 2 sheds and a gate to meet a public footpath. To the front of the property is a walled garden with gate and climbing roses.

Garage/Studio

Converted to create a studio and store area with light and power.

Parking

There is off road parking for 1 car, other parking is on street. Wiring installed for the provision of an electric vehicle charger,

Tenure

Freehold

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council Tax Band



Chalford Parish Band E

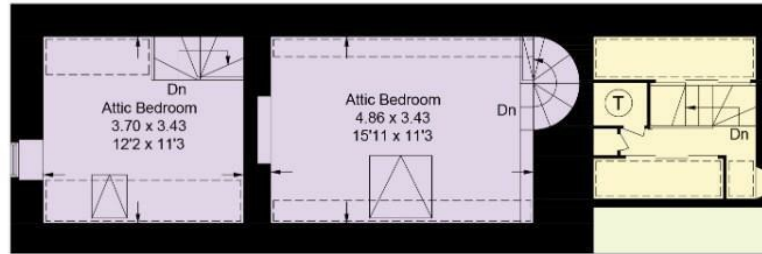
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

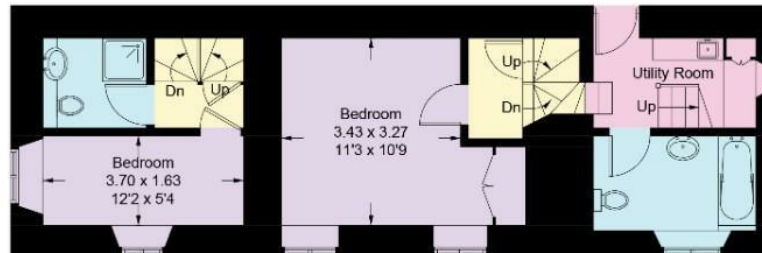
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS[®]
EXCLUSIVE

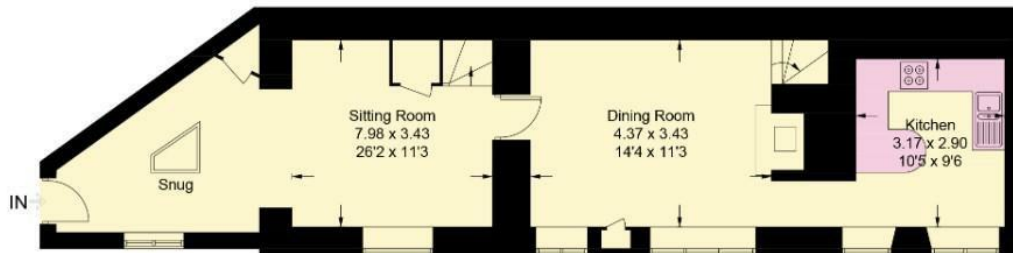
Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft
Store / Studio = 15.8 sq m / 170 sq ft
Total = 161.4 sq m / 1737 sq ft



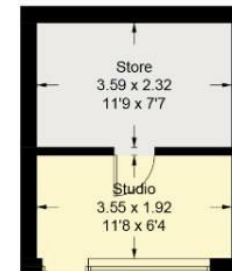
Second Floor



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008718)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

HUNTERS[®]
EXCLUSIVE



Heart makes
y home

HUNTERS[®]
EXCLUSIVE