

DEI GRATIA  
CHALFORD HILL



WHITAKER  
SEAGER





## DEI GRATIA, SILVER STREET, CHALFORD HILL, STROUD, GL6 8QQ

OCCUPYING A PRETTY COTSWOLD VILLAGE SETTING WITH WOODED VIEWS. AN END OF TERRACE COTTAGE IN NEED OF RENOVATION WITH EASY PARKING AND A GREAT GARDEN.

### *The property*

Occupying a delightful Cotswold village setting, affording elevated views across the wooded valley, lies this end of terrace home. Whilst much loved for many years and extended in more recent history, this village home would now benefit from a comprehensive programme of renovation and modernisation. Nestled in the old village of Chalford Hill, Dei Gratia offers the next owner the opportunity to create a long term home, and embrace everything that the village has to offer. The property can be accessed on foot via Silver Street, or by car on the lower lane known as Commercial Road. Gardens extend to the front, rear and side of the house, thus offering room for expansion if desired. The original cottage is constructed in Cotswold stone and enjoys features such as stone mullion windows, exposed beams and a period fireplace. Whilst the original front door opens to the sitting room, the extension provides the main entrance into an inner hallway. From here a modern

staircase rises to the first floor and doors open to kitchen/dining room, study and sitting room. The sitting room is a charming room, boasting mullion windows to the front garden and the original spiral staircase rising to the first floor, a study with cloakroom connect the sitting room to the hall. Two/three bedrooms sit across the first floor, along with a large shower room. A further attic room is located on the top floor accessed via a staircase located in the largest of the first floor rooms, a view of the garden and wooded valley beyond can be enjoyed from both the first and second floor. There is a flying freehold.







**Guide price**  
**£430,000**

- *Hall & Cloakroom*
- *Kitchen/dining room*
- *Sitting room & Study*
- *3 bedrooms*
- *Well proportioned garden*
- *Gravelled driveway*
- *Gas centrally heated*
- *In need of renovation. Pretty Cotswold village setting*
- *Gigaclear.com advise that this service is available at this address*
- *Ofcom- Good phone coverage, EE, Three O2 & Vodafone*

**WITHIN EASY REACH...**

*Stroud - 2.7 miles*

*Kemble Railway Station - 9.2 miles*

*Cirencester- 10 miles*

*Cheltenham - 14 miles*

*Gloucester - 14 miles*

*Bath - 30 miles*

## *Outside*

Pedestrian access to the cottage can be gained via Silver Street, where the property benefits from access over the neighbours pathway. A gravelled driveway provides easy parking which is accessible from Commercial Road. Gardens extend to the front side and rear. Mainly laid to lawn with some mature trees and shrubs, the garden offers excellent opportunity for the green fingered and room for children to play. The front garden enjoys south easterly aspect, whilst the side and rear garden enjoy a south westerly aspect. The plot affords opportunity for extension to the house subject to the relevant consents. There is a shed and greenhouse. Both Dei Gratia and the neighbouring property, 2 The Orchard, benefit from reciprocal rights of way over each others pathways. A plan illustrating these rights is available upon request or when viewing. What three words to locate parking area: kipper.hairstyle.vibrates

## *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 Boho Bakery 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 (4.2 miles) and Kemble (9.5 miles) provide a direct line to London Paddington. The property is registered at land registry using GL6 8QQ, however, GL6 8QH is also used by some companies for this cottage.



Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft  
 Attic Store = 22.1 sq m / 238 sq ft  
 Total = 157.3 sq m / 1693 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050372)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8QQ

**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. Council Tax Band C and EPC rating D

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.

