

THE IMPS CHALFORD HILL



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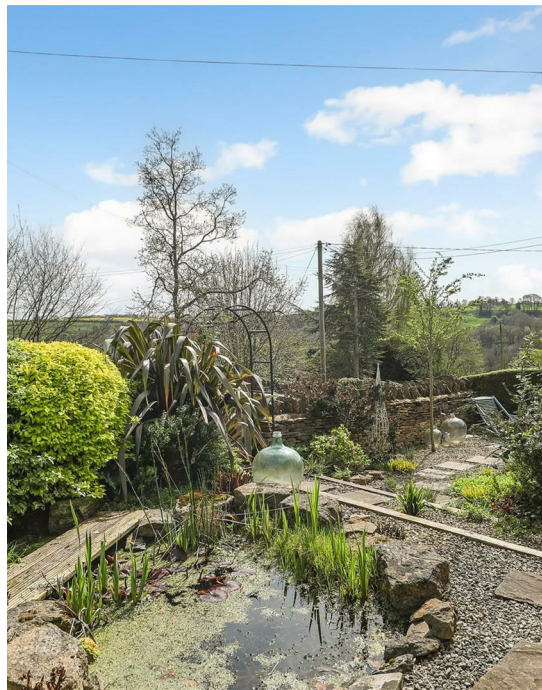
THE IMPS, COPPICE HILL, CHALFORD HILL, STROUD, GL6 8LH

A BEAUTIFULLY RENOVATED 3/4 BEDROOM HOME, SET
IN MATURE LANDSCAPED GARDENS, WITH A GATED
DRIVEWAY, WORKSHOP AND ELEVATED VIEWS.

The property

Elevated within the Cotswold village of Chalford Hill, this delightful detached home enjoys a fabulous setting within the community, with ease of access to local facilities as well as an abundance of countryside walks. Extended and renovated by the current owners, The Imps is a modern home with a traditional feel, providing both character and warmth. Traditionally described as a chalet bungalow, the name does not do justice to this beautifully presented home, but does go some way to describing its versatile layout. The main entrance sits under an attractive oak porch where a solid wood door opens to a hallway. Wooden floor boards flow throughout the hallway, where door opens to the living space and stairs rise to the first floor. Both the sitting room and kitchen/dining room extend to the south elevation, where they enjoy a view over the well established garden and valley beyond. The kitchen/dining room boasts a part vaulted ceiling and French doors to the

garden. Fitted with a range of shaker style cabinets, oak worktops and range cooker, the kitchen enjoys a period feel. There is room for dining and an armchair. A door from the kitchen opens to a utility/cloakroom and French doors open to the garden. The sitting room is a charming room, providing a double aspect outlook and French doors to the veranda. Traditional panelling and a woodburner further add to the rooms appeal. Also located on this floor is a music room/bedroom with a view to the rear garden and a study. Two bedrooms and a family bathroom are positioned on the first floor. The main bedroom sits to the south elevation and enjoys a wonderful elevated view, it is generous in size and is served by a stylish ensuite shower room. A further double bedroom with eaves storage is served by a family bathroom. The property is warmed by gas central heating.





Guide price
£650,000

- *Canopied entrance opening to hallway*
- *Sitting room*
- *Kitchen/dining room*
- *Utility/cloakroom*
- *Music room/bedroom 3*
- *Study/Bedroom 4*
- *Further 2 bedrooms*
- *Family bathroom & ensuite shower room*
- *Gated parking, garden room/workshop & landscaped gardens*
- *Ofcom states that superfast broadband is available - 80 Mbps/20 Mbps*

WITHIN EASY REACH...

- Stroud - 5.1 miles*
- Kemble Railway Station - 8.8 miles*
- Cirencester - 12 miles*
- Cheltenham - 14 miles*
- Gloucester - 15 miles*
- Bath - 31 miles*
- Bristol - 34 miles*

Outside

Great thought and attention has been put into the external landscaping. Designed and planted by the existing owners, the gardens enjoy a truly magical feel, with areas extending to the east, south and west elevation. Set behind a Cotswold stone wall, the garden effectively offers a series of rooms. The front garden extends to the east and enjoys the morning sun. Laid to gravel and interspersed by plants and shrubs and a pond, pedestrian gates open to the driveway and Coppice Hill. The south facing side garden is laid to lawn with a paved seating terrace and oak framed veranda which offers the perfect vantage point to take in the open vista. The private west facing rear garden with pergola and decking offers yet further opportunity for outside dining whilst soaking up the evening sun. A mature Wisteria is a riot of colour in the Spring through to early Summer. Adjoining is a timber garden room with electric and insulation, with attached workshop. Flower borders throughout are a full and mature mix of evergreens and year round interest. A gated gravel driveway provides parking for two cars.

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. Ofcom state that mobile phone coverage is likely with EE, O2, Vodafone and Three.



Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft
 Outbuilding = 13.3 sq m / 143 sq ft
 Total = 123.8 sq m / 1332 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070757)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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	



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8LH

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 C

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.

