

DOVE COTTAGE
CHALFORD



WHITAKER
SEAGER

DOVE COTTAGE, MARLE HILL, CHALFORD, STROUD, GL6 8EX

A CHARMING DETACHED 3 BEDROOM COTTAGE, ENJOYING
THE MOST STUNNING VIEWS OF THE WOODED VALLEY. A
BREATHTAKING GARDEN AND PARKING FOR ONE CAR.

The property

A picture postcard, detached Cotswold stone cottage occupying an idyllic village setting, with beautiful wooded valley views. Upgraded by the current owners, Dove Cottage provides charming and well presented accommodation as well as a generous, mature and vibrant garden, which is just heaven for the keen gardener and a haven for wildlife. The main side entrance opens into a useful porch, from here doors lead to the kitchen and utility/downstairs cloakroom which offers excellent built-in storage. The kitchen/dining room was remodelled by the current owners incorporating shaker style wall and base cabinets and oak worktops. There is an integrated oven and hob with extractor, as well as room for dining. The kitchen sink boasts a magical outlook across the garden and beyond. The pretty sitting room with staircase rising to the first floor enjoys a door and two windows to the front

elevation and garden, a fireplace with woodburner inset forms a focal point to the room. From the first floor landing, doors radiate to two bedrooms both affording stunning views across the garden and valley. These along with the main bedroom are served by a family bathroom with shower over the bath. The main bedroom sits across the top floor and presents a wonderful open aspect of the valley, a large dormer window floods the room with light and takes full advantage of the open aspect, built-in cupboards provide excellent storage. The cottage is warmed by gas central heating, a new boiler was installed in 2018.



Guide price
£475,000

- Porch
- Utility/cloakroom
- Kitchen/dining room
- Sitting room
- 3 bedrooms
- Family bathroom
- Well stocked gardens with mesmerising valley views and a summer house
- Parking for one car
- Ofcom - Indoor mobile phone coverage likely with O2 - Standard & Superfast broadband available 80 Mbps 20 Mbps
- Superb village setting

WITHIN EASY REACH...

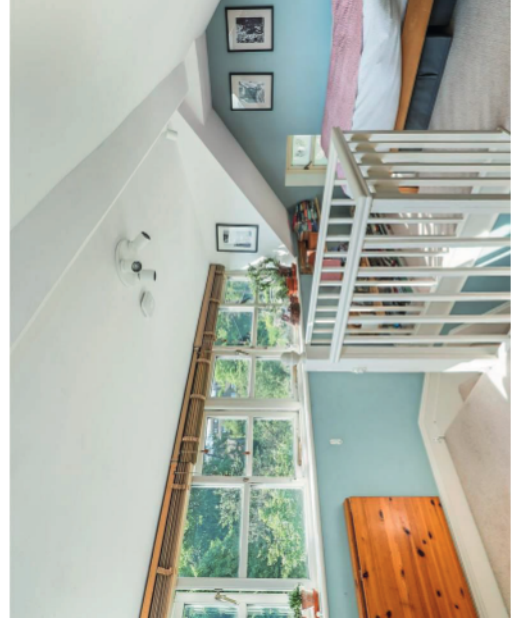
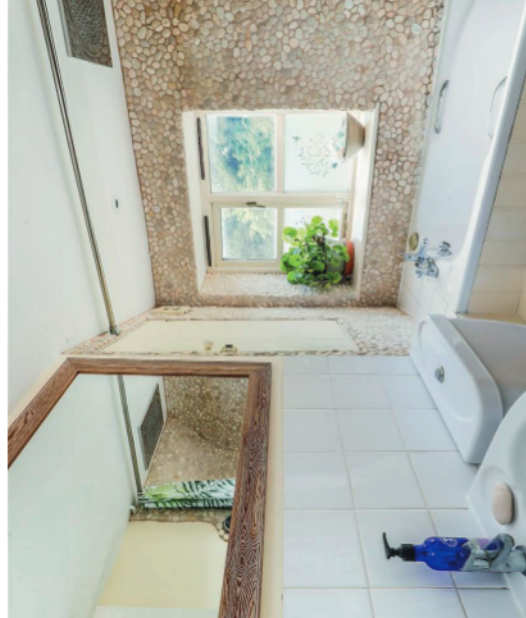
- Stroud - 3.8 miles
- Kemble Railway Station - 8.9 miles
- Cirencester - 10 miles
- Gloucester - 14 miles
- Cheltenham - 15 miles
- Bath - 31 miles
- Bristol - 33 miles

Outside


Our vendors have invested a great deal of time into their generous garden. Now well stocked and vibrant, the garden is not only a haven for wildlife, but also a haven for the green fingered. Divided over a series of terraces, the gardens enjoy a staggering valley view. A gravelled terrace immediately adjoins the cottage providing great opportunity for alfresco dining and an ideal spot to take in the open vista. A gated path leads down through the remaining terraces which incorporate a series of fruit trees, a fenced vegetable bed, greenhouse and areas of lawn. A newly constructed garden room sits on the lower terrace and provides the perfect sheltered spot to enjoy the garden. Well stocked flower beds are peppered throughout. Approached from Marie Hill, Dove Cottage offers parking for one car, further parking can be found on street in Queens Square. We suggest that viewers proceed on foot for their first viewing.

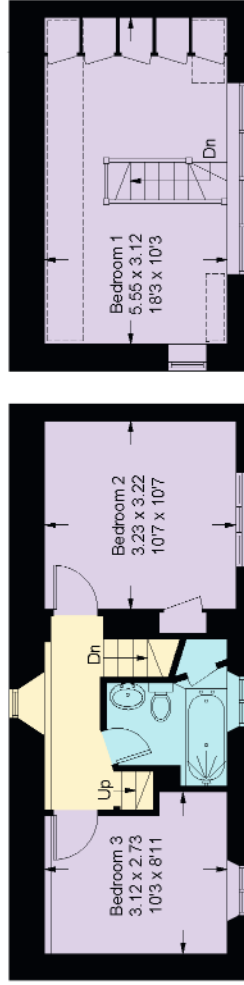
Situation

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 Kable 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. 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.



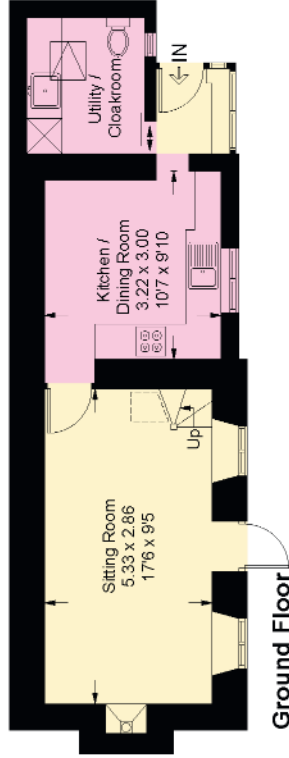
Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor

Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.usketch.com © (ID1085534)

| Energy Efficiency Rating | | Current | Potential |
|---|-----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| A | (92 plus) | | 85 |
| B | (81-91) | | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | 48 | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |



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 PrimeLocation.com  [Zoopla](http://Zoopla.com)  [rightmove](http://rightmove.com)

Useful Information

Tenure: Freehold

Postcode: GL6 8EX

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 E

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.

