

RUSSET HOUSE CHALFORD



WHITAKER
SEAGER



RUSSET HOUSE, COPPICE HILL, CHALFORD, STROUD, GL6 8DZ

A DETACHED FOUR BEDROOM VILLAGE HOME WITH ANNEXE ACCOMMODATION AND A DOUBLE GARAGE, LOCATED IN AN ELEVATED SETTING ENJOYING VALLEY VIEWS.

The property

Nestled in the picturesque Coppice Hill area of Chalford, this delightful detached modern Cotswold stone residence offers versatile accommodation to include four bedrooms in the main home and an additional two bedrooms in an annexe; a perfect place to house a relative or host guests. The house sits in an elevated position, providing breathtaking views of the valleys below.

On entry, you are welcomed by a light hallway with good storage cupboards, study and cloakroom. Stairs lead up to an open plan fitted kitchen/dining room with a lovely view at the rear across the garden to the wooded valley beyond. The sitting room is positioned at the front of the house and benefits from a Cotswold stone open fireplace and french doors opening out onto a terrace. Further stairs travel up to a mezzanine level where a double bedroom with dual aspect windows and bathroom are located. The top floor houses the main bedroom with far reaching views

and an ensuite shower room plus two further bedrooms, one with a wonderful rear aspect of the valley beyond.

At the rear of the garage and hidden away from the house, lies a two bedroom annexe with an open-plan L shaped kitchen/living/dining room with french doors opening out onto a private garden with superb views towards the Dimmel's Dale nature reserve. It benefits from a downstairs shower room.

Key Information: Both properties have gas central heating. There are two registered titles both with covenants and one with rights (please ask the agent for further details). There are two EPC's; the annexe rates : C.

OFCOM: Mobile indoor coverage is limited. Ultrafast broadband is readily available.

Agent's Note: The neighbours are building a small sunken property on the opposite side of the road. For plans see Stroud District Council planning website S.19/1916/FUL and S.21/1634/VAR.





Guide price
£850,000

- *20'10" Kitchen/Dining Room*
 - *Sitting Room with Open Fire*
 - *Study*
 - *Main Bedroom with Ensuite*
 - *Three Further Bedrooms*
 - *Bathroom and Cloakroom*
 - *Two Bedroom Annexe*
 - *Double Garage*
 - *Gardens*
 - *Magnificent views*
-

WITHIN EASY REACH...

Stroud 5.7 miles

Cirencester 10.6 miles

Tetbury 10.1 miles

Kemble Train Station 10.4 miles

Cheltenham 15.7 miles

Gloucester 16.2 miles

Outside

From the lane a drive sweeps up to a generous parking area with space for five cars in front and to the side of the double garage. The garage is divided into two areas; a parking space and a useful hobbies room. To the front in an elevated setting lies a special seating area designed to promote the iconic Chalford valley view. The majority of the gardens are to the side and rear where a further magnificent valley aspect to delight in. More seating areas can be located directly outside the living room, and the annexe in addition to a more discreet area on a lower level; a perfect spot for wildlife enthusiasts. The majority of the land is taken with lawns, flower borders and productive vegetable garden. A variety of trees and shrubs are planted for your enjoyment.

Situation

Chalford is positioned within an Area of Outstanding Natural Beauty, between the centres of Stroud and Cirencester. Known for its winding lanes and quaint corners studded with Cotswold stone homes, there are an abundance of beautiful walks on the doorstep. Facilities include nearby churches and Chalford Hill Primary School, just 0.3 miles away. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including a community run shop in the High Street, Thomas Keble Secondary School (1.2 miles) and Puddleducks Pre-school (0.3 miles). Tesco Metro and Frithwood Doctors Surgery are located just 1.3 miles away, whilst Eastcombe stores positioned (1.3 miles) offers a variety of produce. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (5.6 miles) and Kemble (10.2 miles) provide a direct line to London Paddington.



Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
 Annexe = 76.4 sq m / 822 sq ft
 Garage & Workshop = 29.3 sq m / 316 sq ft
 Total = 237.6 sq m / 2558 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092635)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8DZ

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 F 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.

