



WYCKHAM, CHALFORD HILL



WYCKHAM, ABNASH, CHALFORD HILL, STROUD, GL6 8QW

LOCATED IN A DISCREET SETTING WITHIN A POPULAR HILLTOP VILLAGE ENJOYING FAR REACHING VALLEY VIEWS, LIES THIS PRETTY, DETACHED COTSWOLD STONE COTTAGE WITH TWO SEPARATE GUEST SUITES AND BREATHTAKING LANDSCAPED GARDENS. TOTAL PLOT MEASURES JUST UNDER HALF AN ACRE.

The property

This enchanting Cotswold stone detached period cottage, nestled in the picturesque village of Chalford Hill, presents an opportunity to immerse yourself in country living. This magical property boasts not only a rich history but also offers a unique blend of charm and modern comfort. This home is dominated by panoramic valley views and provides a perfect escape for the next guardians from the hustle and bustle of working life.

As you step through the garden gate you will be mesmerized by spectacular secret gardens and fantastic open views. Once inside, you are greeted by two reception rooms one opening directly into the 24'8" conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With six bedrooms and four bathrooms (in total), there is an abundance of space for your family and guests to enjoy.

The two separate guest suites provide a private retreat for visitors, ensuring everyone feels at home in this charming abode.

A bespoke fitted wooden kitchen is well equipped with several storage options and built-in appliances consisting of fridge, cooker, hob, dishwasher. Centrally positioned, the island provides further useful worktop space and storage. Also, on this ground floor level is a hallway with cloakroom off.

On the first floor the main bedroom is sited. It has a dual aspect with outstanding views and is flooded with natural light and boasts an ensuite bathroom. A further bedroom also on this level with a stunning view has a built-in hand washbasin and is positioned at the other end of the cottage. The shower room services this bedroom plus the two attic bedrooms above.

ACCOMMODATION

*Fitted Kitchen • Sitting Room • Conservatory • Snug • Cloakroom
Main Bedroom with Ensuite Bathroom • Three Further Bedrooms
Shower Room • Two Separate Guest Suites*

The property's period features add character and warmth, creating a cosy and inviting atmosphere throughout.

Both the two single storey guest suites are in the enclosed grounds, one at the rear of the single garage and the other near the pedestrian entrance.

The main house is warmed with a mixture of gas central heating, an open fire, and a wood burner. One of the guest suites benefits from gas central heating and the other with electric heating. The roof on guest suite one is suspected asbestos.

Ofcom: Broadband - Ultrafast is available. Mobile indoor coverage - O2 & Vodafone likely, EE & Three is limited.

Directions: *What Three Words:*
handyman.famines.applauded



Situation

Chalford Hill is positioned in a hilltop location 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 and Kemble provide a direct line to London Paddington.



WITHIN EASY REACH...

Stroud 4.7 miles

Cirencester 10 miles

Kemble Train Station 9.8 miles

Cheltenham 15.6 miles

Gloucester 16.8 miles

All distances are approximate





Outside

One of the major highlights of this property is the stunning gardens that envelop the house, offering a secluded oasis spanning just under half an acre. The secret and mature landscaped gardens at Wyckham are simply exquisite. Enclosed by Cotswold walling, wooden fencing and hedging, the grounds are made up of several individual areas. The scented garden is the newest addition and is discretely positioned in a private corner with a gravel path meandering through the imaginatively designed beds to a decked area with a pergola covering one end. At the top of the garden there is a scented rose & jasmine covered pergola to one side and on the other a well-established pond and water feature can be found in addition to two patio areas one by the main house and other in front of one of the guest suites.

A working kitchen garden with timber framed beds offers a fantastic opportunity for anyone wishing to be self-sufficient.

There are many lawned areas linking each outdoor room with a variety of trees and shrubs. The productive orchard produces a selection of apples which have been professionally pressed to make superb apple juice.



OUTSIDE

*Detached Single Garage
Double Wooden Gates open to
a Private Parking Space
Shed • Greenhouse*

Total Plot Measures 0.47 Acres

Useful Information

Tenure: Freehold.

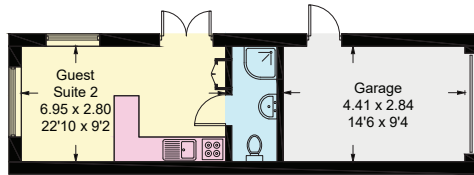
Postcode: GL6 8QW.

Viewing: Strictly by appointment through Whitaker Seager.

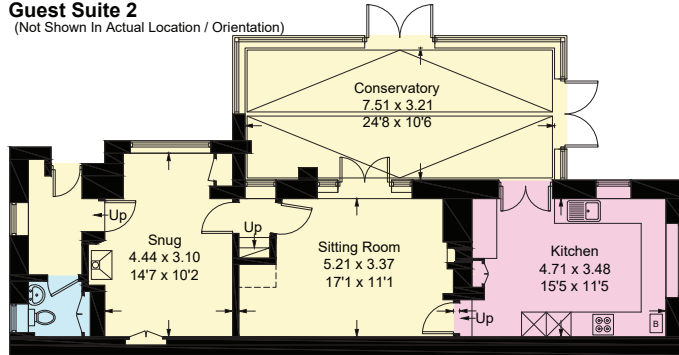
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating E

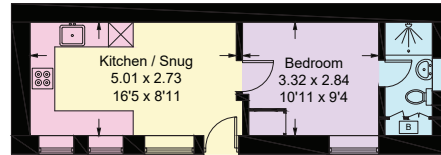
Approximate Gross Internal Area = 158.9 sq m / 1710 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Guest Suites = 44.6 sq m / 480 sq ft
 Total = 215.9 sq m / 2323 sq ft



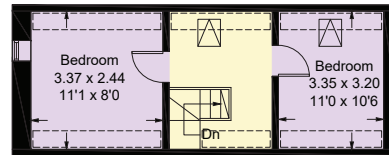
Guest Suite 2
 (Not Shown In Actual Location / Orientation)



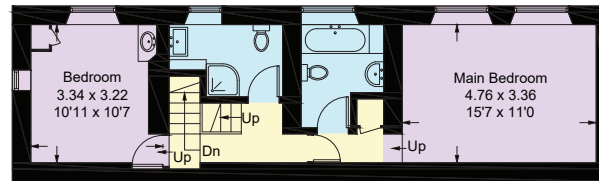
Ground Floor



Guest Suite 1
 (Not Shown In Actual Location / Orientation)



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092633)

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PrimeLocation.com Zoopla rightmove

WHITAKER
 SEAGER
 ESTATE AGENCY

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.