

ALMA COTTAGE  
CHALFORD HILL



WHITAKER  
SEAGER



## ALMA COTTAGE, RANDALLS GREEN, CHALFORD HILL, STROUD, GL6 8QY

A QUINTESSENTIAL, ATTACHED COTSWOLD STONE COTTAGE, OFFERING 1704 SQ FT OF ACCOMMODATION, WITH A FABULOUS GARDEN AND A LARGE DRIVEWAY. SET IN THE HEART OF THE VILLAGE.

### *The property*

A quintessential, attached Cotswold stone cottage, tucked away in the village of Chalford Hill, providing immense charm and character and a generous enclosed garden. Alma Cottage is located in the heart of the Chalford community, set within walking distance of the primary school, park, local pub and cafe. Constructed in the traditional stone, character is in abundance throughout with features including exposed beams and lintels, a pretty period fireplace with woodburner inset and exposed Cotswold stone walls. Accommodation is positioned across two floors, the main entrance opens into a tiled reception hall where there is room to hang coats and store shoes, doors open to a cloakroom and the living space, a port hole window looks into the cellar. The sitting room with stone fireplace is an inviting and cosy room, from here doors open to an adjoining conservatory with a further door leading to the kitchen/breakfast room. A staircase rises to the first floor. The kitchen/breakfast

room has been fitted with hand built cabinets and provides room for dining, an exposed stone fireplace offers an attractive focal point to the dining area. A door from the kitchen leads to a generous second reception room, currently used for formal dining. Housing an old well and enjoying access onto the rear garden, the room is most impressive, providing plentiful room for entertaining. A large landing area on the first floor lends itself to use as a study area, the current owners have erected a curtain rail, as in the past this has also served as guest accommodation when the need has arisen. Three double bedrooms are located across the first floor. The main bedroom is fabulous, owing to its generous size, wooden floor, vaulted ceiling and ensuite shower room facility. The remaining two bedrooms are served by a family bathroom off which extends a large store room. Both rooms enjoy high ceilings. The property enjoys a generous garden and gravelled driveway. It is served by a septi





## Guide price £660,000

- Reception hall & cloakroom
- Sitting room & Dining room
- Conservatory
- Kitchen/breakfast room
- Main bedroom with ensuite shower room
- 2 further bedrooms & hobby room/office
- Family bathroom with adjoining storage area
- Generous garden, gravelled driveway with enough parking for several cars
- Cotswold stone outbuilding and large log cabin with power and light
- Good size accommodation - 158 sq m (1704 sq ft)

### WITHIN EASY REACH...

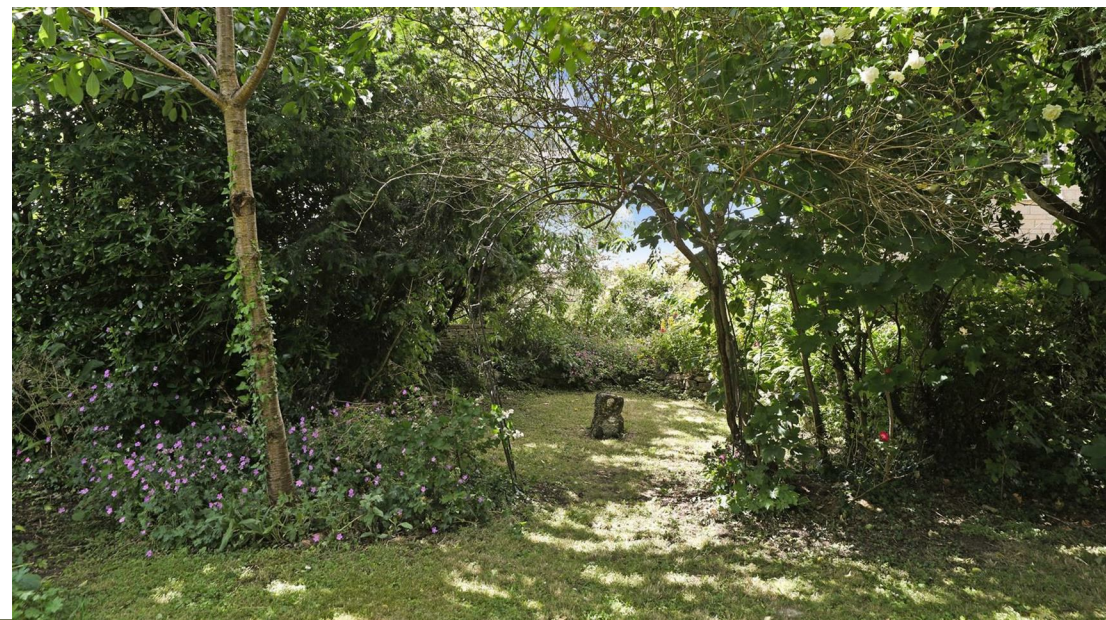
- Stroud - 4.6 miles
- Kemble Railway Station - 10 miles
- miles
- Cirencester - 12 miles
- Cheltenham - 14 miles
- Gloucester - 14 miles
- Bath - 31 miles
- Bristol - 34 miles

## Outside

A gated gravelled driveway offers easy parking for several vehicles. Steps down from the parking area, through an arched gateway lead to the front door and garden. The generous level garden enjoys a west facing orientation. Enclosed by Cotswold stone walling the area incorporates a large area of lawn and a selection of mature trees. A patio directly adjoins the cottage and provides opportunity for outside dining. Beyond the patio there is a timber cabin with solar panels, light and power. This is used as a workshop by the current owner. A further Cotswold stone outbuilding offers excellent outside storage and is positioned further down the garden on the northern boundary. Additional features include a sheltered seating area also useful for drying washing. A mutual deed of grant with the adjoining property relates to rights of light and air, further information available upon request.

## 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 and Kemble provide a direct line to London Paddington. Ofcom - Indoor mobile coverage likely with EE, O2 & Three. - Superfast broadband available 80 Mbps 20 Mbps



Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft  
 Outbuildings = 15.7 sq m / 169 sq ft  
 Total = 174.0 sq m / 1873 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094326)



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8QY

**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 D 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.

