

MILL COTTAGE  
CHALFORD HILL



WHITAKER  
SEAGER



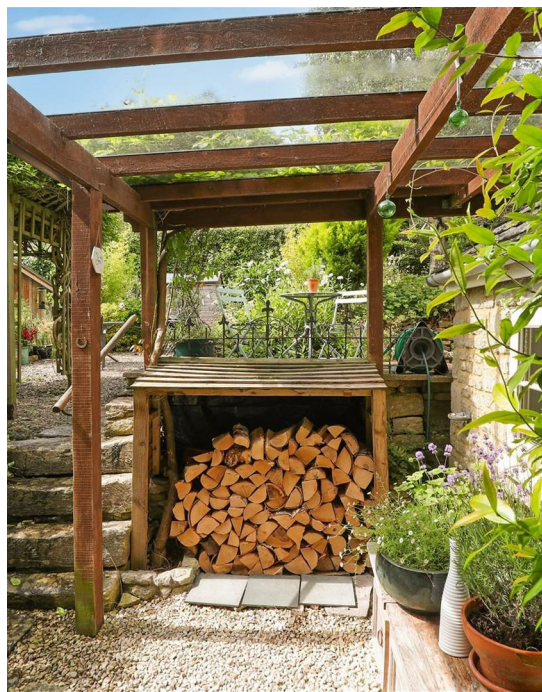
## MILL COTTAGE, CHALFORD HILL, STROUD, GL6 8EQ

AN END OF TERRACE 2 BEDROOM COTSWOLD STONE COTTAGE, POSITION OFF THE BEATEN TRACK IN AN IDYLIC SETTING. ENJOYING A GENEROUS GARDEN AND GREAT CHARACTER.

### *The property*

Tucked away in this idyllic hilltop Cotswold village, Mill Cottage enjoys a pretty setting, off the beaten track with elevated views over the village roof tops to the valley beyond. Accessed via a shared pathway, the cottage can be tricky to find, which in part adds to its appeal. Built in traditional stone, yet extended in more recent history, the cottage provides accommodation rich in character. A sheltered courtyard provides access into the cottage whilst also offering a pretty spot to enjoy a morning coffee. The main door opens directly into the sitting room, where a traditional fireplace with woodburner inset forms an attractive focal point, stairs rise to the first floor and a doorway leads into the kitchen. Wooden floorboards extend throughout the sitting room. The kitchen provides room for dining and boasts a double aspect outlook with a view over the garden. Base units offer storage and there is room for an oven as well plumbing for a washing machine and dishwasher. Above the

kitchen is a useful loft space, which can be accessed from outside. From the first floor landing doors open to bedroom two and a shower room. Both enjoy an outlook over the garden. The main attic bedroom is positioned on the top floor, where A frame beams further add to the room's appeal. The property is gas centrally heated. We suggest that buyers park in Queens square, where a member of our team will meet you and walk you to the cottage. To locate Queens Square please use the following what3words -blackouts.cake.upon. Our vendor believes that their is small flying freehold.





**Guide price**  
**£350,000**

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- *Sitting room*
  - *Kitchen/dining room*
  - *2 bedrooms*
  - *Shower room*
  - *Sheltered courtyard*
  - *Mature gardens with views*
  - *Tucked away in this pretty Cotswold village*
  - *Ofcom- Superfast broadband available with Openreach - Indoor mobile phone signal likely with O2.*
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**WITHIN EASY REACH...**

- Stroud - 4.7 miles*
- Kemble Railway Station - 9.5 miles*
- Cirencester - 10 miles*
- Cheltenham - 16 miles*
- Gloucester - 16 miles*
- Bath - 31 miles*
- Bristol - 33 miles*

## *Outside*

The property is approached on foot via a shared pathway. Positioned at the end of the terrace, Mill Cottage enjoys a magical village setting with a westerly outlook across adjoining countryside. An enclosed courtyard with glass roof offers a sheltered spot to enter the cottage or enjoy a drink. The remaining garden provides a further gravelled seating terrace with steps up to a lawn. Mature flower beds, trees and shrubs offer interest and colour. Parking can be found on street in the village, including in Queens Square.


## *Situation*

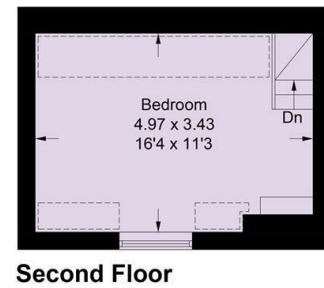
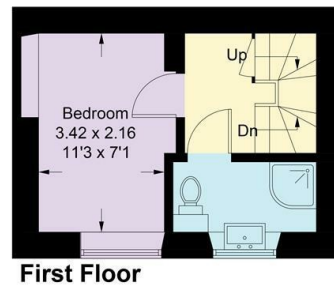
Positioned between the centres of Stroud and Cirencester, known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep. Facilities include the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community run 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.



Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



 = Reduced headroom below 1.5m / 5'0




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 © (ID1106218)



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8EQ

**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.

