

LITTLE COTTAGE CHALFORD HILL



WHITAKER
SEAGER



LITTLE COTTAGE, SILVER STREET, CHALFORD HILL, STROUD, GL6 8ES

A MID-TERRACE 2 BEDROOM COTTAGE, TUCKED AWAY IN THIS POPULAR COTSWOLD VILLAGE. BOASTING A GENEROUS GARDEN.

The property

Tucked away in the Cotswold village of Chalford Hill, lies this mid terrace period home. Built in traditional stone and exhibiting many period features, the cottage enjoys great character as well as enjoying a desirable setting in the heart of the community. Currently run as a holiday let, Little Cottage is now offered to market with no onward chain. The property is approached on foot via a gravelled driveway, gated access leads through a courtyard to the front door. The sitting lies to the front of the cottage where an inglenook fireplace with woodburner inset and window to the front elevation with window seat under, form attractive focal points to the room. There is room for a sofa and small table and chairs. A door from the sitting room opens to a galley kitchen, fitted with built in base cupboards, a small Everhot range and a Belfast sink, there is room for a fridge. A staircase

from the sitting room rises to the first floor, where a double bedroom, family bathroom and boiler room are positioned. The bedroom enjoys an outlook to the front elevation. The bathroom is fitted with a white suite with a shower over the bath. From the landing a further staircase leads to the top floor when the second attic bedroom is located. Exposed A frame beams add to the charm of this room. Due to being used as a holiday let, the cottage has not been allocated a council tax band.





Guide price £300,000

- *Sitting room*
- *Kitchen*
- *2 bedrooms*
- *Bathroom*
- *A generous garden, detached from the cottage*
- *Tucked away in a pretty Cotswold setting*
- *On street parking or parking in Silver Street car park*
- *Electric heaters in bedrooms*
- *Ofcom - Ultra fast broadband available via Openreach and Gigaclear Ultrafast 1000 Mbps 1000 Mbps*
- *Ofcom - indoor mobile phone signal likely with O2*

WITHIN EASY REACH...

- Stroud - 4 miles*
- Kemble Railway Station - 9 miles*
- Cirencester - 11 miles*
- Gloucester - 14 miles*
- Cheltenham - 16 miles*
- Bath - 31 miles*
- Bristol - 33 miles*

Outside

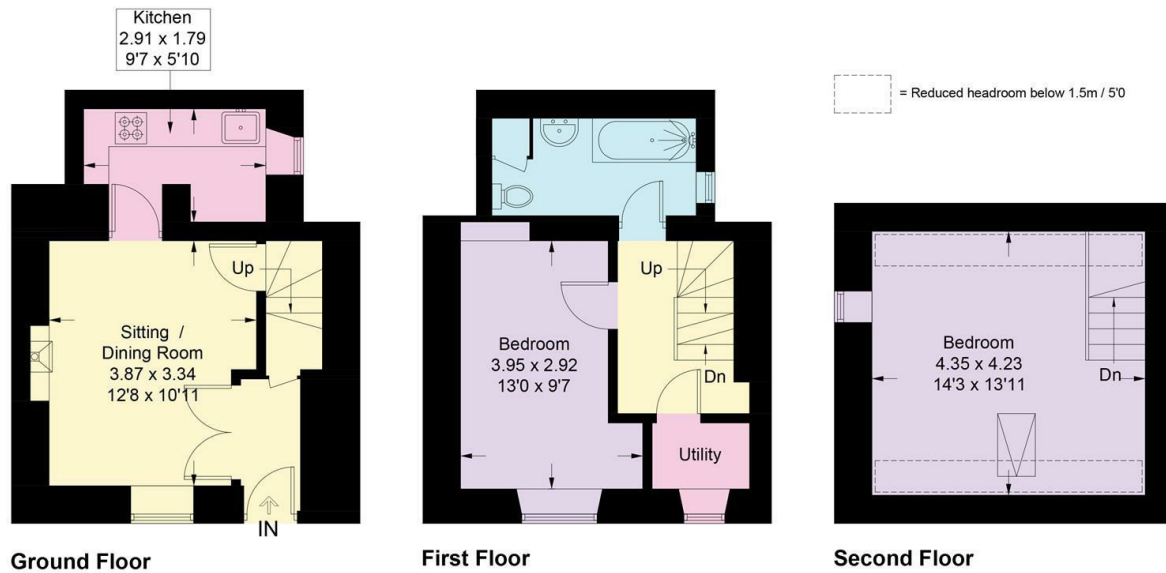
Little Cottage benefits from pedestrian access over a gravelled driveway. The cottage is approached through a small courtyard. The garden is detached from the house and accessed on foot via pathway leading behind the terrace. The garden offers a blank canvas for the next owner providing plenty of room to plant and grow vegetables, lay a lawn and have flower borders, if desired. A gravelled terrace offers opportunity for outside dining and adjoins a summer house. The garden enjoys some elevated views across the surrounding roof tops to the valley beyond. The neighbouring cottages benefit from an historic right to draw water from the well located in the walk-way between Cherub Cottage and Little Cottage. Cherub Cottage and Hazelmere also benefit from a right of access to their gardens/outside space. Little Cottage benefits from pedestrian access under the covered walk-way located to the front of Cherub Cottage.

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 = 65.5 sq m / 705 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128394)



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL6 8ES

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: . Council Tax Band Exempt and EPC rating F

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.

