

AVALON COTTAGE CHALFORD



WHITAKER
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AVALON COTTAGE, HIGH STREET, CHALFORD, STROUD, GL6 8DS

A CHARMING DETACHED FOUR BEDROOMED 17TH CENTURY COTSWOLD STONE COTTAGE, SITUATED IN AN IDYLIC LOCATION.

The property

Located in the picturesque village of Chalford lies this charming detached Cotswold stone property. Avalon cottage has been extended by the current owners and now offers spacious accommodation, in a tranquil setting. The property has an abundance of character features, such as exposed beams, window seats, two logburners, extensive oak flooring as well as exposed stone walls. We understand that the origins of the property date back to the 1700's and most unusually for properties on the High street, the cottage has off road private parking. The original main entrance opens into the dining room with it's feature fireplace and warming inset logburner. From here a doorway leads you through to the utility room with it's side aspect and range of wall and base level storage units with cupboards. Here you will also find natural oak worktops and plumbing for a washing machine. The downstairs cloakroom can also be accessed via doorway from the utility room. The bright and airy

well equipped kitchen is flooded with light from both the skylight and dual aspect windows. The kitchen also boasts an extensive range of wall and base level storage units housed underneath the stylish oak worktops. A versatile fitted Rangemaster cooker also provides an attractive focal point. Both the breakfast bar and mid level built in larder unit, further compliment the overall impressive design of the kitchen space. The sitting room benefits from both a dual aspect and panoramic styled log burner, fitted in the feature fireplace. The cosy nature of this room is also enhanced by the oak flooring and abundance of beams on display. On the first floor landing, doors radiate off towards two bedrooms, both of which have a frontal aspect and there is also a spacious family bath and shower room. A further flight of stairs take you up to the second floor landing, a very versatile space with doors off to the principal bedroom and bedroom four, along with a separate door to a further cloakroom.





Guide price
£720,000

- *Sitting Room*
- *Dining Room*
- *Kitchen & Utility Room*
- *Downstairs Cloakroom*
- *Four Bedrooms*
- *Family Bathroom*
- *Garden Studio Room*
- *Off Road Parking & Private Gardens*
- *PP for single storey extension S.08/0228/FUL*
- *A Wealth of Character Features*

WITHIN EASY REACH...

Stroud - 4.4 miles

Cirencester - 8.5 miles

Nailsworth - 4.8 miles

Stroud Railway Station - 4.4 miles

Bath - 29.2 miles

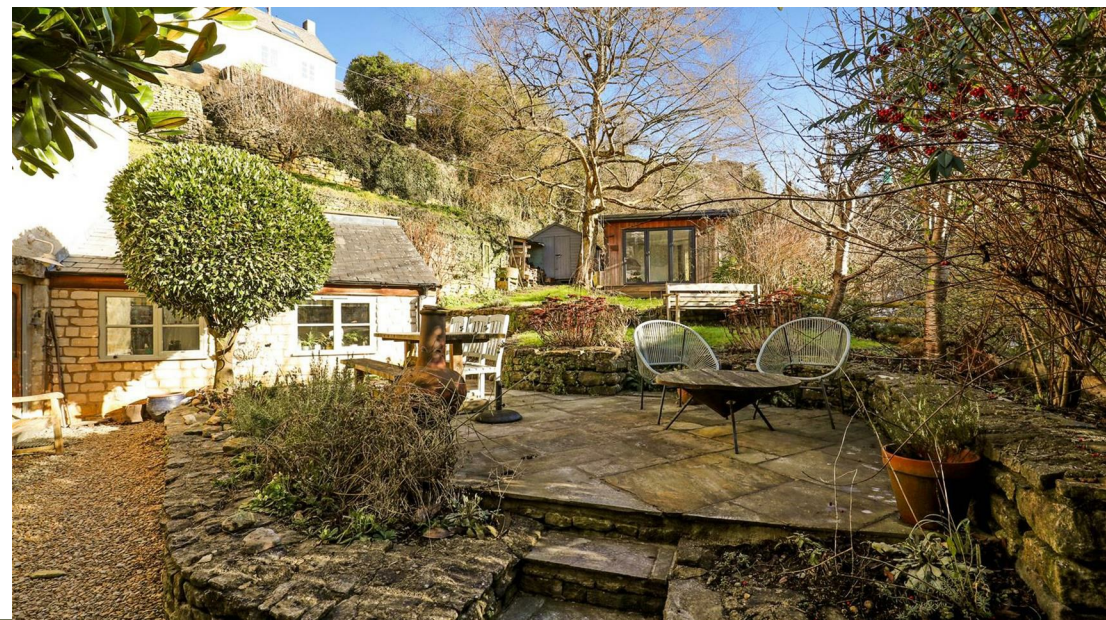
Gloucester - 13.6 miles

Outside

Unlike many houses in this village Avalon Cottage offers off road parking which is accessed via a five bar gate. Once through the gateway you will notice that the garden itself is mainly laid to lawn, with a Cotswold stone chipping pathway that leads to the front door. There is also a generous paved patio area from where to enjoy a spot of alfresco dining. The garden is edged by a range of flower beds and borders, all stocked with a range of mature trees and shrubs. At the far end of the lawned area is the Garden Room/Studio which is fitted with eco herschel infrared heating and could be purposed for a variety of uses, such as entertaining or home office etc. A further pathway takes you around the side of the property where a handy timber workshop is situated, there is also a block built shed for storage in the garden as well. A lovely additional feature of this garden is the productive vegetable plot which is located to the rear of the house and is accessed via steps. An ideal place to grow your own produce and enjoy a slice of the good life.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford is known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep, including along the adjoining canal path. Facilities include, three nearby churches a wonderful community run shop (located just a stones throw away) and Chalford Hill Primary School. Adjoining villages provide further facilities including, Thomas Keble Secondary School and Puddleducks Preschool. Tesco Metro and Frithwood Doctors Surgery are located just 1.6 miles away. Lavender Bakehouse, a popular choice with both locals and visitors is a short stroll away, as the High Street meets the London Road. Stroud and Cirencester offer more comprehensive provisions including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud and Kemble offer a direct line to London Paddington. Ofcom - Ultra fast broadband available at this address. Indoor mobile signal limited with main providers.



Approximate Gross Internal Area = 141.3 sq m / 1521 sq ft
Garden Room = 11.4 sq m / 123 sq ft
Total = 152.7 sq m / 1644 sq ft

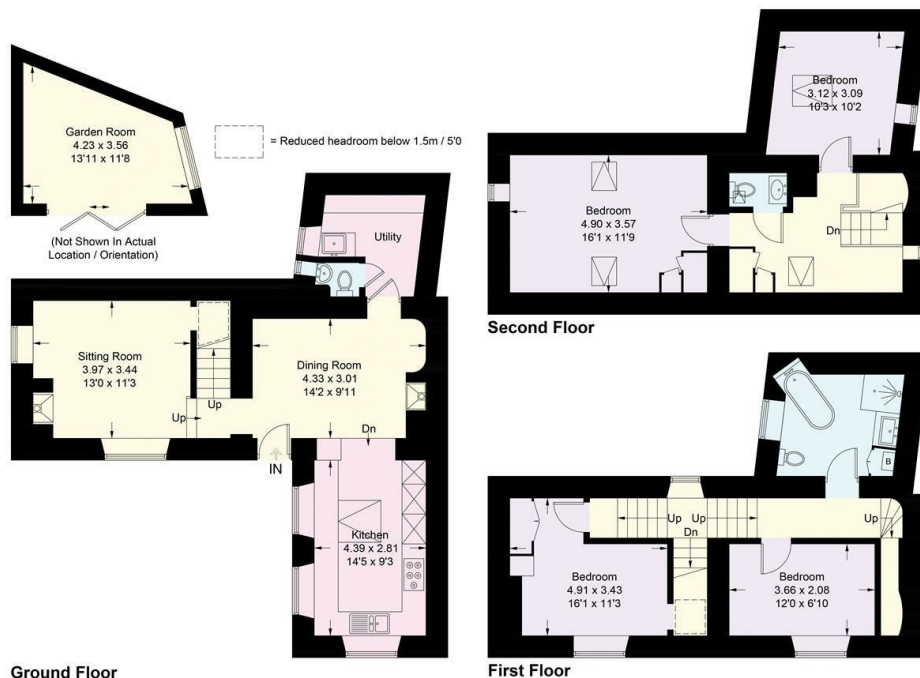


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1101926)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		47	81
England & Wales		EU Directive 2002/91/EC	



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Useful Information

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