

AUTUMN COTTAGE CHALFORD HILL



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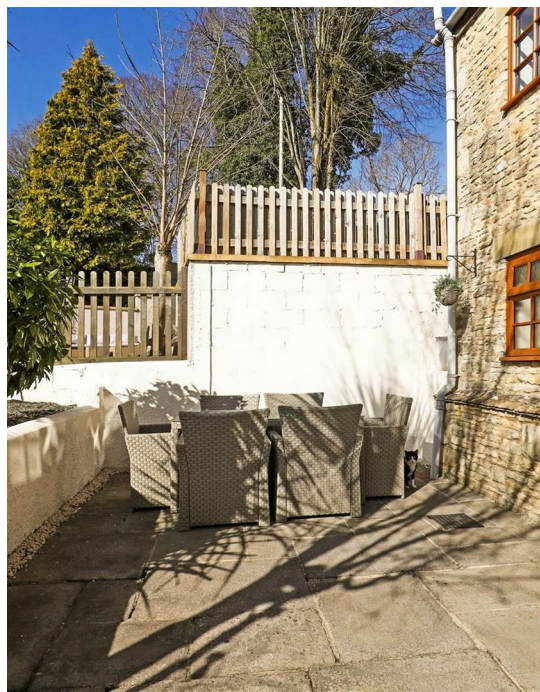
AUTUMN COTTAGE, CHALFORD HILL, STROUD, GL6 8EB

A SEMI-DETACHED 5 BEDROOM COTSWOLD STONE COTTAGE, WITH AN ENCLOSED GARDEN AND PARKING. OCCUPYING A DESIRABLE COTSWOLD VILLAGE SETTING.

The property

This charming semi-detached Cotswold stone cottage is elevated in the desirable hilltop village of Chalford Hill, offering a convenient position with easy access to local amenities. The property is ideally located for families, with Chalford Hill Primary School and Puddleducks Nursery nearby, as well as two local parks, a community-run shop, and the soon-to-reopen village pub. The cottage has been thoughtfully improved by the current owners, with family-friendly accommodation spread across three floors. The main entrance opens into a practical boot room, providing space for storing coats and shoes. From here, an internal glazed door leads into the dining room, where French doors open to an enclosed paved seating terrace, perfect for alfresco dining or relaxing outdoors. Adjoining the dining room is a laundry room, offering additional practical storage, while the snug/breakfast room on the other side is currently set up with a bar, making it an ideal space

for entertaining guests. A door from the snug leads to a stylish, remodelled kitchen, which is fitted with shaker-style wall and base cupboards and sleek Corian worktops. The kitchen also benefits from integrated appliances, including an oven, hob, dishwasher, and fridge freezer. A further door from the kitchen leads out to the garden. The ground floor also includes a welcoming sitting room, with a beautiful Cotswold stone fireplace to one end, featuring a woodburning stove inset, creating a cosy focal point. From the sitting room, a door opens into a recently replaced conservatory, offering additional living space and views of the garden. Stairs rise to the first floor, where four bedrooms are located. Two of these rooms offer ample space for double beds, and all bedrooms are served by a recently remodelled family bathroom. A further staircase from the landing leads up to an attic bedroom, which is full of character, with A-frame beams and stonework. This room also benefits from ensuite shower room.





Guide price
£550,000

- *Boot room & laundry room*
- *Dining room*
- *Sitting room leading to conservatory*
- *Kitchen*
- *Breakfast room/sng*
- *Main bedroom with ensuite shower room*
- *4 further bedrooms*
- *Family bathroom*
- *Enclosed garden & Parking for two cars*
- *Ofcom - Superfast broadband available - Indoor mobile phone signal likely with O2 - Gas central heating*

WITHIN EASY REACH...

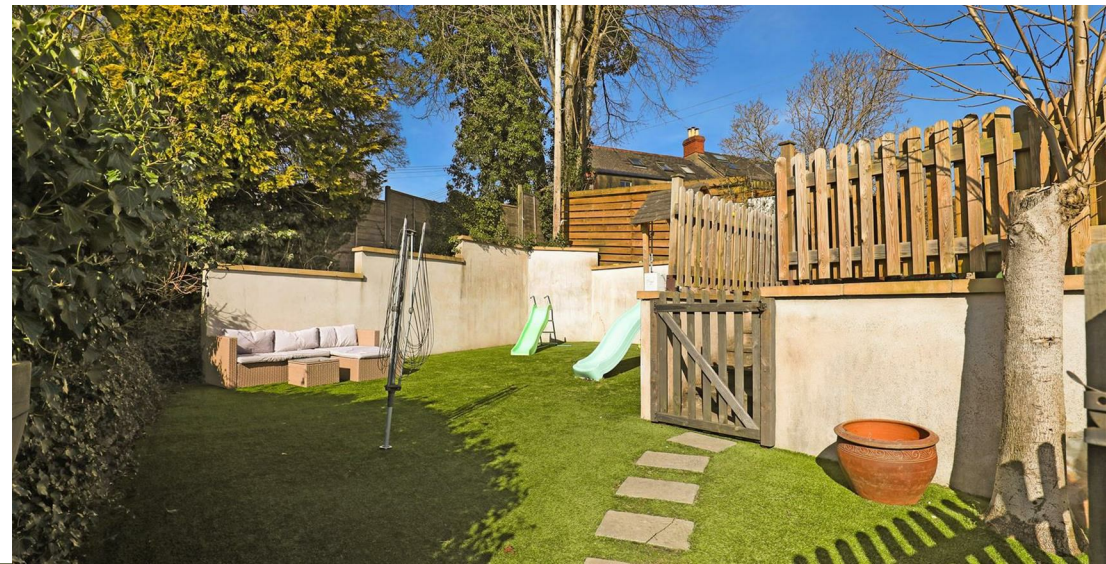
Stroud - 4 miles
Kemble - 9.6 miles
Cirencester - 11 miles
Cheltenham - 14 miles
Gloucester - 14 miles
Bath - 31 miles
Bristol - 33 miles

Outside

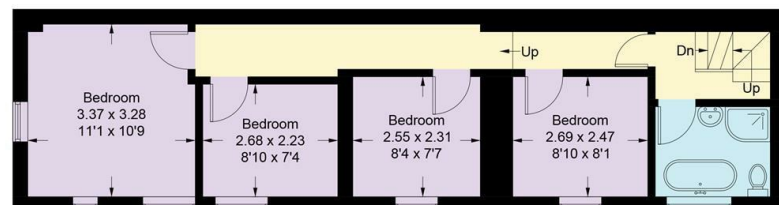
The property benefits from parking for two cars, with a canopy providing covered parking for one. Steps lead down to the low-maintenance garden, which has been thoughtfully landscaped into two distinct areas. A section of Astro turf lawn provides a great space for children to play and accommodates play equipment, while the sheltered paved seating terrace, which adjoins the dining room, offers the perfect spot for outdoor dining or a BBQ. The garden is easily accessible from multiple points in the house, with doors from the dining room, kitchen, and conservatory all leading directly into this outdoor space, creating a connection between indoor and outdoor living.

Situation

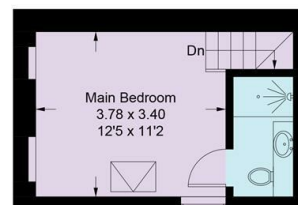
Positioned between the centres of Stroud and Cirencester, Chalford Hill is a quintessential Cotswold village known for its winding lanes and charming corners, all studded with beautiful Cotswold stone homes. The village is surrounded by an abundance of scenic walking routes, allowing you to easily enjoy the stunning countryside right on your doorstep. The area offers a strong sense of community, with local amenities including the highly regarded Chalford Hill Primary School, Puddleducks Pre-School, and a community-run shop. For a coffee or a bite to eat, you'll find two welcoming cafes, Pudney Pie Lane Cafe and The Lavender Bakehouse, along with the soon-to-reopen Old Neighbourhood public house. Chalford Hill is encircled by picturesque Cotswold countryside, and neighbouring villages provide additional amenities, including more primary schools, Thomas Keble Secondary School, and a selection of traditional village pubs. Within a mile or less, you'll find Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores, ensuring convenience is never far away. Stroud and Cirencester, both within easy reach, offer a broader range of services, including independent, state, and grammar schools, as well as shopping and leisure options. Scenic routes radiate outwards to Cheltenham and Gloucester, while mainline railway stations in Stroud and Kemble offer a direct line to London Paddington, making this village an ideal base for both rural living and city connections.



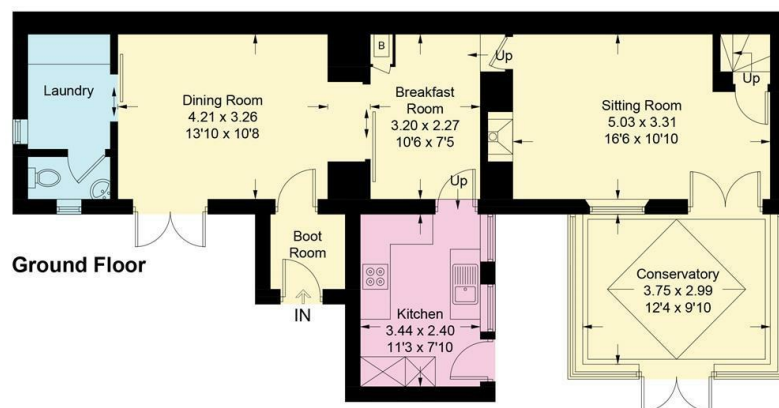
Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176404)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8EB

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 E 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.

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