

CLIFF COTTAGE CHALFORD HILL



WHITAKER
SEAGER



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

A DETACHED GRADE II LISTED COTSWOLD VILLAGE HOME, PROVIDING 3 BEDROOMS, 2 RECEPTION ROOMS, PRETTY GARDENS AND PARKING.

The property

Nestled in the heart of the picturesque and sought-after Cotswold village of Chalford Hill, this Grade II Listed detached stone cottage offers an exceptional blend of period charm and comfortable living. Elevated, with views of quaint village rooftops and the wooded valley beyond. The cottage boasts a host of period features, including exposed beams, stone fireplaces, and flagstone floors, which seamlessly combine with modern comforts to create a truly inviting home. The main front entrance opens into a delightful sitting room, featuring a charming Cotswold stone fireplace that serves as a warming focal point to the room. The flagstone floor is complemented by electric underfloor heating, ensuring a cosy atmosphere. Pretty alcoves with built-in storage add to the room's character. From the sitting room, a door leads to a practical utility room, which also includes a convenient downstairs shower and WC. A step down from the sitting room leads to a further reception room. Like the sitting

room, this space features stunning a stone mullion window to the front elevation and another beautiful fireplace. Wooden floorboards extend throughout, and a built-in dresser provides ample storage. A small flight of stairs from the sitting room leads to the kitchen/breakfast room, which extends to the rear elevation. Roof lights fill the room with natural light, creating a bright and inviting space. Bespoke hand-built cabinets offer excellent storage, all while remaining in keeping with the period charm. The kitchen also provides room for a dining table, making it an ideal space for everyday dining. The kitchen opens onto a rear hallway, where a door provides access to the garden and a small flight of stairs leads to the first floor landing, which features beautiful oak flooring and provides access to all bedrooms. Each of the bedrooms sits at the front of the cottage, enjoying lovely stone mullion windows. A family bathroom, located at the rear of the cottage, serves all bedrooms.





Guide price
£599,995

- *Sitting room*
- *Living room*
- *Kitchen/breakfast room*
- *Utility room/downstairs shower room and WC*
- *3 bedrooms*
- *Family bathroom*
- *Gardens*
- *Summer house/studio*
- *Parking for one to two cars depending on size.*
- *Ofcom - Ultrafast broadband - indoor mobile signal likely with O2*

WITHIN EASY REACH...

Stroud - 4.2 miles
Cirencester - 9 miles
Kemble Railway Station - 7.6 miles
Gloucester - 13 miles
Cheltenham - 14 miles
Bath - 29 miles
Bristol - 31 miles

Outside

The garden at this charming cottage is spread across three terraces, rising above the property to provide elevated views of the village and the beautiful wooded Golden Valley. The first paved terrace sits closest to the cottage, offering ample space for outdoor dining and enjoying the surrounding scenery. Above, a lawned terrace stretches out, and steps lead up to a stunning timber summer house or studio, complete with power. This peaceful retreat is the perfect place to relax in the warmer months, whether for reading, painting, or simply soaking in the tranquil environment. Further enhancing the garden's appeal, a fenced vegetable garden provides an ideal space for growing your own produce. A gravel driveway offers parking for one to two cars depending on their size.

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 = 111.7 sq m / 1202 sq ft
 Studio / Summer House = 8.2 sq m / 88 sq ft
 Total = 119.9 sq m / 1290 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169035)



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PrimeLocation.com Zoopla rightmove

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: Stroud District Council. Council Tax Band D and EPC rating

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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