

FRITH COTTAGE CHALFORD



WHITAKER
SEAGER



FRITH COTTAGE, THE FRITH, CHALFORD, STROUD, GL6 8HJ

A DETACHED PERIOD HOME, SET IN 1/4 OF AN ACRE, PROVIDING IMMENSE CHARM AND CHARACTER AND BEAUTIFUL GARDENS.

The property

Tucked away on the edge of Chalford Hill, Frith Cottage is a charming, extended and detached Cotswold stone cottage set within beautifully mature cottage gardens, that in the majority enjoy a south facing aspect. This postcard-worthy home is discreetly positioned within its generous plot and approached via a gravelled pathway that winds through the garden, creating an enchanting first impression. The original front entrance opens into a cosy sitting room, featuring an exposed Cotswold stone fireplace, stone mullion window and an exposed beam — the perfect heart to the home. Stairs rise to the first floor, while doors lead to further ground-floor accommodation. A particular highlight is the impressive drawing room, boasting a tall ceiling, double-aspect mullioned windows, and a fireplace that provides a stunning focal point. To the rear and side of the cottage sits the kitchen/breakfast room,

fitted with a range of wall and base units and breakfast bar. This leads into the garden room, a delightful space that connects the kitchen to the sitting room and offers lovely views over the garden — ideal for enjoying the outdoors from the comfort of your home. Also located on the ground floor is a useful utility area, a cloakroom and rear hallway with external access to the rear garden. Upstairs, there are three double bedrooms, two of which benefit from built-in cupboards or eaves storage. These are served by both a shower room and a family bathroom. The property is warmed by gas central heating, (a new boiler was installed in 2021), as well as an open fire and electric fire.





Guide price
£725,000

- *Sitting room*
 - *Living room*
 - *Garden room*
 - *Kitchen/breakfast room*
 - *Utility & cloakroom*
 - *3 bedrooms*
 - *bathroom & shower room*
 - *Mature gardens, Driveway and single garage - total plot 1/4 of an acre*
 - *No onward chain*
 - *Ofcom advise that Standard broadband is available at this address - indoor mobile signal likely with O2*
-

WITHIN EASY REACH...

Stroud - 4.8 miles

Kemble Railway Station - 10 miles

Cirencester - 10 miles

Cheltenham - 14 miles

Bath - 31 miles

Bristol - 34 miles

Outside

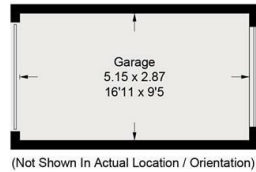
The gardens and grounds at Frith Cottage are a true delight, offering a private and picturesque setting that beautifully complements the charm of the house. Measuring in total 0.26 of an acre, the outdoor space has been thoughtfully landscaped and maturely planted to provide year-round interest. Double gates open onto a private driveway, leading to a single garage and providing additional parking for two cars. A lawned garden, dotted with a variety of trees, shrubs, and flowering plants, stretches out to the front of the plot, creating a welcoming approach to the cottage. Adjacent to the cottage, a paved terrace features a pretty pond and rockery, forming a perfect spot for outdoor dining and entertaining. The front garden boasts a southerly aspect. Further garden areas extend to both the side and rear of the property, adding to the overall sense of space. To the rear of the plot, there is additional outside storage with a generously proportioned shed offering opportunity for the keen gardener or workshop space.

Situation

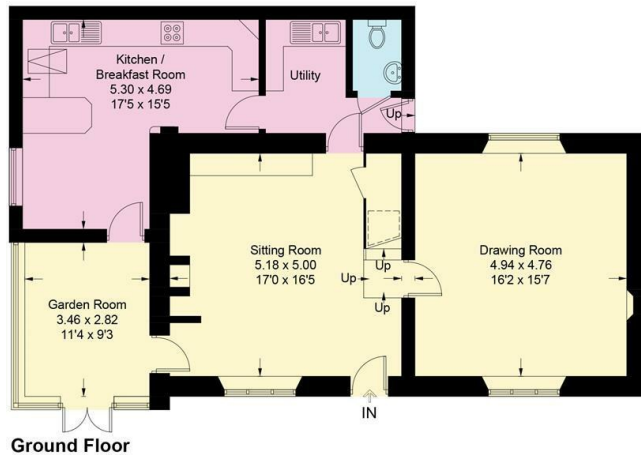
Situated between the thriving market towns of Stroud and Cirencester, Chalford is a quintessential Cotswold village, famed for its winding lanes, hidden corners, and handsome Cotswold stone homes. Surrounded by rolling countryside, the village offers immediate access to a network of scenic walking routes, perfect for exploring the natural beauty of the area. Chalford is home to a welcoming and active community, with a range of local amenities including Chalford Hill Primary School, Bussage Primary School, Puddleducks Pre-School, and a popular community-run shop. For everyday essentials, Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores are all located within a mile. The village is well-served for leisure and dining, with two inviting cafés — Pudney Pie Lane Café and The Lavender Bakehouse — along with two traditional pubs: the Old Neighbourhood in Chalford and The Ram in nearby Bussage. Neighbouring villages add to the appeal, offering additional amenities including more primary schools, Thomas Keble Secondary School, and further country pubs. Both Stroud and Cirencester are easily accessible and provide a broader range of services, from independent and state schools, including grammar options, to a wide variety of shops, restaurants, and leisure facilities. For those commuting, mainline rail stations at Stroud and Kemble offer regular services to London Paddington, while excellent road links connect to Cheltenham, Gloucester, and beyond — making Chalford an ideal choice for enjoying rural life without sacrificing connectivity.



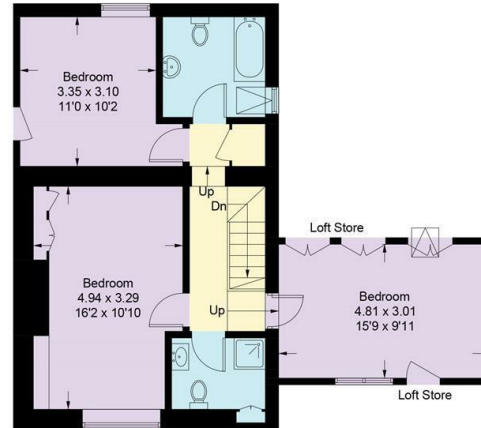
Approximate Gross Internal Area = 157.1 sq m / 1691 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 171.8 sq m / 1849 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203994)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(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 8HJ

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 G 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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