

An aerial photograph of a large, three-story stone house with a tiled roof and a solar panel. The house features a front porch and a bay window. It is surrounded by a large, lush garden with many trees and a well-manicured lawn. A river flows along the bottom of the property, bordered by a stone wall and a hedge. The surrounding area includes other houses and more greenery.

WHITAKER
SEAGER
ESTATE AGENCY

THE FERNS, CHALFORD HILL



THE FERNS, SILVER STREET, CHALFORD HILL, STROUD, GL6 8ET

A FABULOUS, FIVE-BEDROOMED DETACHED COTSWOLD FAMILY HOME LYING IN AN ELEVATED SETTING WITHIN THE POPULAR VILLAGE OF CHALFORD.

The property

The Ferns is a truly exceptional detached Cotswold stone village residence, set within beautifully enclosed walled grounds measuring approximately 0.26 acres. Flooded with natural light, the property offers a seamless blend of historic charm and contemporary design. With origins dating back hundreds of years, it features a handsome Victorian wing alongside a stylish, modern reconfiguration, including a striking open-plan garden room with vaulted ceiling.

Character features abound throughout, from the tessellated tiled floor and stone mullion windows with deep window seats, to exposed timbers, Cotswold stone walls, wooden flooring, and an impressive inglenook fireplace with wood burner. Two staircases serve the home—one to the front and the original spiral stone and timber staircase to the rear—offering both charm and practicality.

The accommodation is generous and well-proportioned, with high ceilings that enhance the sense of space. Entry is via a pretty front porch into a welcoming reception hall. To the right lies a formal reception room with dual-aspect views, including a bay with French doors opening onto the side half moon shaped courtyard, and a central fireplace with wood burner and fitted shelving.

To the left of the hallway, a phenomenal open-plan living area forms the heart of the home, comprising a bespoke kitchen with central island and gas Aga, flowing into a dining area at one end and a stunning garden room at the other. With bi-fold doors on two sides, the garden room creates a wonderful sense of bringing the secluded rear courtyard into the home, making it a superb space for entertaining. A unique glazed well feature adds an extra talking point and a striking focal detail.

To the rear of the house is a practical wing incorporating a cloakroom, utility, and boot room, with a separate entrance providing everyday access.

Upstairs, the first floor reveals a light-filled landing with views over the surrounding valley. The main bedroom is a luxurious retreat with dual-aspect windows and a beautifully appointed, expansive ensuite bathroom. Another double bedroom with dual aspect completes this level, along with access to a peaceful study via the rear staircase.

The top floor offers three additional double bedrooms and a smart family bathroom, providing excellent flexibility for family or guests.

ACCOMMODATION

*Porch • Hall • Sitting Room • Open-Plan Kitchen/Dining Room
into Garden Room • Utility • Cloakroom • Boot Room • Study
Main Bedroom with Ensuite Bathroom • Four Further Bedrooms
Family Bathroom*

Property Information:

Broadband & Mobile Coverage: Ofcom reports ultrafast broadband availability via Gigaclear, and likely mobile coverage indoors and outdoors.

Heating & Energy: The property benefits from gas central heating, two wood burners, and underfloor heating in both the garden room and ensuite bathroom. A gas-fired Aga provides warmth and charm in the kitchen.

There are solar panels installed—one set dedicated to electricity generation and a separate panel for hot water, helping to reduce energy costs.



Situation

Located in the heart of the village, on quiet single-track lanes, Chalford Hill offers a rare blend of seclusion and sociability. Just a short walk away you'll find an excellent café, the popular Old Neighbourhood pub, sports and social facilities, and even the annual music festival, Chalfest. If you prefer a quieter pace, take one of the many footpaths that wind through the stunning Golden Valley countryside.

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. Facilities include the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community-run shop, and The Lavender Bakehouse and Café. Encircled by pretty Cotswold countryside, Chalford and the adjoining villages offer a variety of amenities, including further primary schools and Thomas Keble Secondary School, as well as a selection of village pubs. Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores are all within easy reach.

Stroud and Cirencester offer a broader range of facilities, including independent, state, and grammar schools. There is an excellent selection of independent schools in the local area, including the highly regarded Beaudesert Park School. Scenic routes provide access to Cheltenham and Gloucester, while mainline railway stations at Stroud and Kemble offer direct links to London Paddington.



WITHIN EASY REACH...

Stroud – 4.6 miles
Cirencester – 9.5 miles
Minchinhampton – 4.1 miles
Nailsworth – 5 miles
Cheltenham – 14.2 miles

All distances are approximate





Outside

The beautifully enclosed Cotswold stone walled gardens are a standout feature, wrapping around the house to offer privacy, charm, and structure. Designed as a series of garden 'rooms', there is something for everyone.

At the front, a mature laurel hedge and pedestrian gate lead to the front porch via a lavenderlined path. To the left, a small ornamental pond creates a tranquil focal point, with a pathway guiding you toward the side of the property. To the right, an expanse of level lawn leads into a lightly wooded area (an orchard of apple, plum and nut trees) — currently home to a trampoline and playset — where the charming old privy is tucked away in one corner.

On a slightly higher level, there is an additional lawned area—currently used as a chicken enclosure to accommodate free-range hens—offering further flexibility for outdoor use.

A detached Cotswold stone outbuilding provides ample garden storage and includes a useful mezzanine level. This charming structure also offers excellent versatility, making it ideal for use as a workshop, studio, or creative space. The two-tiered courtyard garden to the side of the house is a wonderfully designed and versatile space—perfect for alfresco dining, relaxing, or entertaining guests. A relaxing water feature adds to the atmosphere, bringing a gentle sense of calm and charm to this outdoor haven.



PARKING AND CHARGING

A gated driveway provides extensive hardstanding for multiple vehicles, and includes an electric car charging point. There is potential to build a carport or garage, subject to planning permission.

Total Plot: 0.26 Acres

Useful Information

Tenure: Freehold.

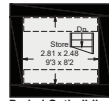
Postcode: GL6 8ET - it's very own postcode.

Viewing: Strictly by appointment through Whitaker Seager.

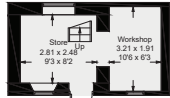
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band G and EPC rating D.

Approximate Gross Internal Area = 276.4 sq m / 2975 sq ft
 Outbuildings = 22.9 sq m / 246 sq ft
 Total = 299.3 sq m / 3221 sq ft



Period Outbuilding - First Floor
 (Not Shown In Actual Location / Orientation)



Period Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)

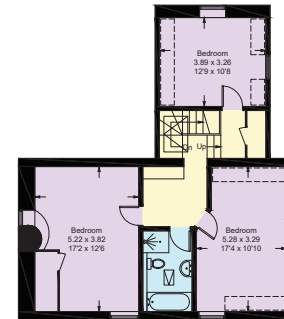
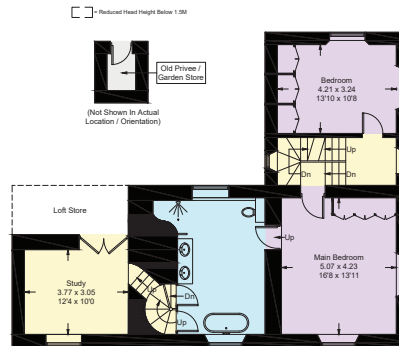
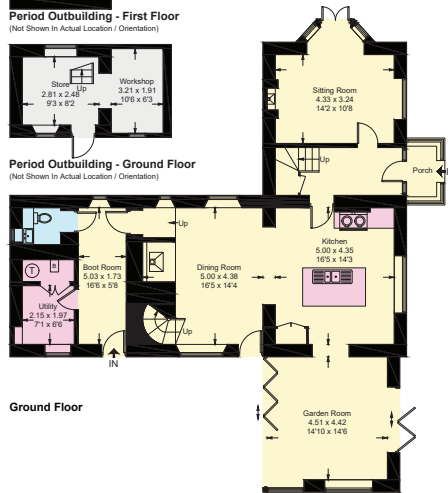


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1209577)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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.