

FLEECE HOUSE, CHALFORD HILL



FLEECE HOUSE, CHALFORD HILL, GL6 8EJ

A BEAUTIFUL, DETACHED PERIOD HOME, NESTLED IN THIS SOUGHT AFTER COTSWOLD SETTING, CLOSE TO LOCAL AMENITIES. BOASTING WELL PROPORTIONED FAMILY ACCOMMODATION AND JUST UNDER HALF AN ACRE OF GARDENS AND GROUNDS. OFFERING SUPERB POTENTIAL.

The property

Fleece House is a beautiful detached Cotswold stone period home, occupying a superb and much coveted position within the old village of Chalford Hill, set within just under half an acre of gardens and grounds. While very much loved and certainly liveable, the property has been in the same ownership since the 1960s and now presents an exciting opportunity for new owners to modernise and improve this attractive home while immersing themselves in the welcoming Chalford community. The house offers bright, well-proportioned accommodation and immense charm. Features are prominent throughout and include stone mullion windows, feature fireplaces and exposed beams and lintels. The main front entrance opens to a reception hall featuring a period stone spiral staircase leading to the first floor, as well as a cloakroom. A step-down leads to an inner hallway from which the main living

spaces extend. The two principal reception rooms are positioned along the south elevation, offering views over the gardens and grounds; the larger living room boasts two windows and a door providing direct access to the garden as well as a feature fireplace with gas stove inset, while the inviting sitting room is particularly charming, featuring double aspect windows, including a large picture window, and an inglenook fireplace, similarly with a gas stove inset. The generous kitchen/dining room lies to the front of the house and is fitted at one end with pine cabinets; its spacious layout offers ample room for formal dining, with a further external door opening to the front courtyard. A connecting door from the sitting room leads to a useful boot room/utility area with a Belfast sink and external access to both the front and rear of the house, which in turn leads to a generous workshop overlooking the

ACCOMMODATION

*Reception Hall • Cloakroom • Living Room • Sitting Room • Kitchen/Dining Room
Main Bedroom with Ensuite Shower Room • 3 Further Bedrooms
Large Family Bathroom • Hobbies Room/Study • Boot Room/Utility with
Cloakroom and Adjoining Workshop*

large front courtyard. A second staircase from the inner hall provides access to the first-floor landing with built in storage, off which are four bedrooms and a large family bathroom. The principal bedroom is particularly impressive due to its size, double aspect outlook, walk-in wardrobe and ensuite shower room. A period stone staircase connects to the ground floor reception hall. Each bedroom has its own charm, with three considered double bedrooms. The family bathroom is fitted with a white suite with a shower over the bath. From the landing, a staircase ascends to a fantastic upper room, with exposed A frame beams, ideal for use

as a home office or hobbies room. The property is warmed by night storage heating. Historically, Fleece House has benefited from planning permission to build an additional dwelling within the garden; although this planning has since lapsed. Further information on what was granted can be found on Stroud District Council's website using reference S.13/0640/VAR.

*Ofcom: Superfast broadband available
– Good outdoor mobile coverage, variable
indoor coverage with O2, EE and Three.*



Situation

Positioned between the vibrant market towns of Stroud and Cirencester, Chalford is a charming and historic village known for its winding lanes, steep hillsides, and quaint corners dotted with traditional Cotswold stone homes. Surrounded by the rolling hills of the Cotswolds Area of Outstanding Natural Beauty, the village offers an abundance of beautiful countryside walks, including access to the Golden Valley and nearby commons such as Minchinhampton and Rodborough. This idyllic rural setting is perfectly balanced with everyday convenience, thanks to a range of well-regarded local amenities. Within the village itself are the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community-run shop, and two popular cafés—Pudney Pie and the Lavender Bakehouse—both beloved for their local produce and welcoming atmosphere. The wider Chalford community also offers further primary schools, the well-regarded Thomas Keble Secondary School in nearby Eastcombe, and a number of friendly village pubs, including a cherished Old Neighbourhood that continues to serve as a hub of village life with its cosy setting and strong sense of community. Day-to-day essentials are easily met, with Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores all within approximately a mile. For more extensive shopping, leisure, and cultural opportunities, the nearby towns of Stroud and Cirencester provide a wider array of facilities, including independent shops, farmers markets, state and grammar schools, and excellent dining options. The area is also well connected: scenic routes link Chalford to Cheltenham, Gloucester, and Bath, while mainline railway stations at Stroud and Kemble offer direct services to London Paddington, making the village an attractive choice for commuters seeking a peaceful lifestyle without sacrificing accessibility.



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

Fleece House sits within a generous plot measuring just under half an acre. A five-bar gate opens to a gravelled driveway, which in turn leads to an attached double garage with up and over door and with a studio/storage room above. This upper room, featuring exposed A-frame beams and roof lights, offers fantastic possibilities for the next owner, subject to any relevant required consents. Two courtyards set behind Cotswold stone walling extend to the front of the house, with the larger of the two also benefiting from double gates opening to the lane, offering additional access and flexibility. The remaining grounds lie predominantly to the south and east of the house and are enclosed mainly by traditional Cotswold stone walling. The gardens are largely laid to lawn, providing open green space, while a charming old Cotswold stone pigsty sits at the southern boundary, adding further character. Beyond the formal garden lies an orchard and an additional area of lawn with a timber shed, through which a path leads, creating a sense of separation and calm. Mature trees, plants and shrubs are peppered throughout. Two additional outside stores adjoining the property and are accessible externally from the garden. The gardens and grounds enjoy great privacy, room for children to play and plentiful opportunity for the keen gardener. As with many houses within the village, there is a natural spring within the garden.

OUTSIDE

*Gated Private Driveway • Double Garage with
Studio/Storage Room Over • Historic
Cotswold Stone Pigsty • Two Further Cotswold
Stone Outbuildings • Large Courtyard
Extensive Gardens*

In Total Grounds Measuring 0.45 of an Acre



Useful Information

Tenure: Freehold.

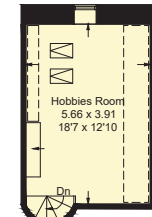
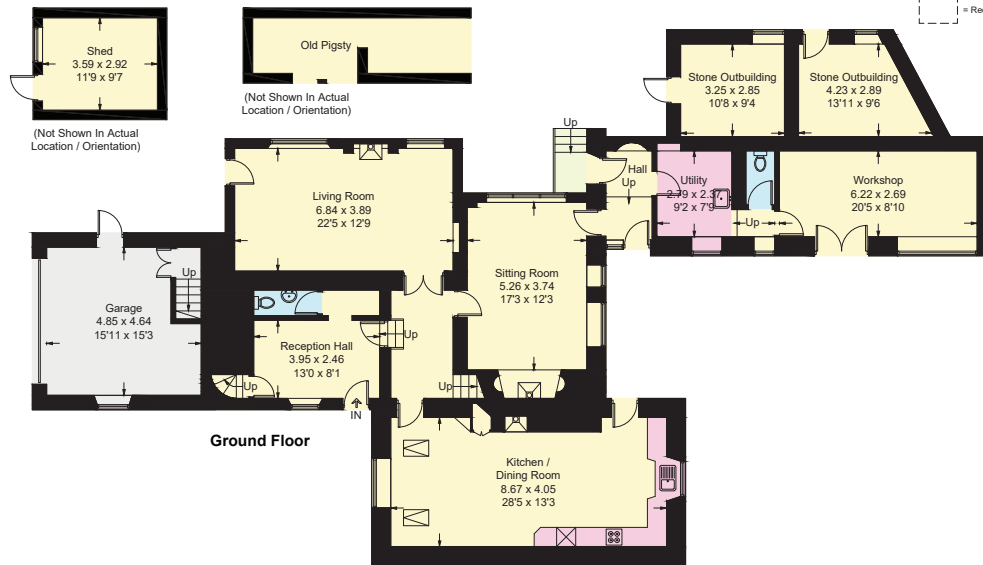
Postcode: GL6 8EJ.

Viewing: Strictly by appointment through Whitaker Seager.

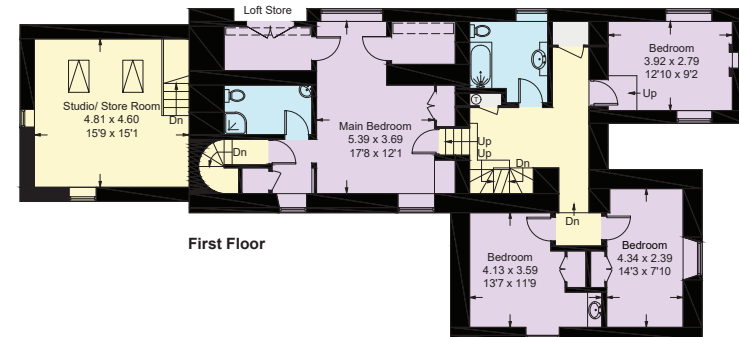
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band B and EPC F.

Approximate Gross Internal Area = 261.8 sq m / 2818 sq ft
 Garage = 45.4 sq m / 489 sq ft
 Workshop = 17.5 sq m / 188 sq ft
 Outbuildings = 31.9 sq m / 343 sq ft
 Total = 356.6 sq m / 3838 sq ft



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237255)

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER
SEAGER
ESTATE AGENCY

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.