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FRANCE CORNER, CHALFORD HILL



# FRANCE CORNER, BURCOMBE, CHALFORD HILL, STROUD, GL6 8EL

AN IMPOSING GRADE II LISTED HOME, LOCATED IN THE HEART OF THE COMMUNITY, YET ENJOYING GREAT PRIVACY. SET IN JUST OVER A 1/3RD OF AN ACRE, BOASTING MATURE AND VIBRANT GARDENS.

## *The property*

A most impressive, detached Grade II Listed residence, located in the heart of this Cotswold community. Dating back to mid-late 18th Century and originating as three weaver's cottages, France Corner is a generously proportioned family home that is steeped in local history and character. Whilst boasting a prominent position within the old part of Chalford Hill village, the gardens are set behind a beautiful Cotswold stone wall resulting in privacy both within the house and grounds. Having been a much-loved family home for over 40 years, this attractive property would now benefit from some updating, offering the next lucky custodian the opportunity to create their forever home. Measuring 4218 Sq ft, accommodation is arranged across three floors and offers great versatility, lending itself to multi generational living with room to work from home if required. The main entrance is approached from the driveway at the rear of the building. This opens into a hallway spanning the length of the house.

From here doors lead to the living space and a staircase rises to the first floor. The kitchen and reception rooms all sit to the front of the property, thus affording a pretty outlook across the stunning gardens and south facing aspect. The traditional kitchen with space for a range cooker is fitted with pine cabinets and provides room for informal dining, a stone mullion window and door open to the garden. Adjoining the kitchen is useful utility/scullery. A step down from the kitchen leads to a formal dining room with flagstone floor, similarly, enjoying a window looking out to the garden. Two further reception rooms extend beyond the dining room. Both displaying a plethora of character features including exposed Cotswold stone walls, beams and period fireplaces. From the sitting room, a front staircase rises to the first floor and a door opens to the garden. The formal drawing room is particularly impressive, owing its size, exposed wooden floorboards and the light afforded through its two windows and glazed door.

**ACCOMMODATION**  
Hall • Kitchen/Breakfast Room • Utility/Scullery • Dining Room • Sitting Room  
Drawing Room • Cloakroom • Main Bedroom Suite with Ensuite Bathroom  
5 Further Bedrooms • 2 Further Bath/Shower Rooms • Kitchenette • Home Office

The beautiful and generously proportioned main bedroom suite is positioned on the first floor. Set above the formal drawing room, the bedroom is both large and bright and is served by a big ensuite bathroom. A further two double bedrooms both with wash hand basins are served by a family bathroom, also located on this floor. As with the living space, all three bedrooms are located to south elevation, boasting a beautiful outlook across the garden, village roof tops and valley beyond. Exposed beams, lintels, stone mullion windows, and period fireplaces further add to the appeal of these rooms. From the landing a staircase rises to the second floor. Over the years

this incredibly versatile space has been used as independent accommodation for a relative, guest accommodation, as well as workspace for a business run from home. It provides a further three bedrooms, bathroom and kitchenette (no oven installed), as well as a large home office facility with vaulted ceiling. External stone steps (in need of attention) leading to the home office provide independent access if required. A hatch from the home office opens into the loft space. Buyers must be aware that the Cotswold stone of this own need of attention and the property will likely need re-roofing. The existing roof has been insulated using spray foam.



## Situation

Chalford is positioned within an Area of Outstanding Natural Beauty, between the centres of Stroud and Cirencester. Known for its winding lanes and quaint corners studded with Cotswold stone homes, there are an abundance of beautiful walks on the doorstep. Facilities include nearby churches and Chalford Hill Primary School, just 0.2 of a mile down the pretty Cotswold lane. Encircled by stunning Cotswold countryside, Chalford and adjoining villages offer a variety of amenities and community, including a community run shop in the High Street, Thomas Keble Secondary School (0.9 of a mile) and Puddleducks Pre-school (0.3 of a mile). Tesco Metro and Frithwood Doctors Surgery are located just 0.8 of a mile on foot, whilst Eastcombe stores (1 mile) offers a variety of produce. Chalford also benefits from two local Cafes, Boho Bakery, located within Chalford Hill and The Lavender Bakehouse in Chalford Vale. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (4 miles) and Kemble (9.3 miles) provide a direct line to London Paddington. Ofcom states that Superfast broadband via open reach is available at this address, indoor mobile phone signal is likely with Three and EE.

### WITHIN EASY REACH...

Stroud – 4 miles  
Kemble Railway Station – 9.3 miles  
Cirencester – 11 miles  
Cheltenham – 13 miles  
Gloucester – 14 miles  
Bath – 31 miles  
Bristol – 33 miles

All distances are approximate





## Outside

A gravelled driveway leading to a detached outbuilding (formerly a garage) is located to the north elevation and the rear of the property. The driveway provides parking for several vehicles and the former garage has been divided to create useful storage. Gardens and grounds extend to south elevation, enclosed within a beautiful Cotswold stone wall, the gardens provide complete privacy and the magical feeling of escapism as soon as you walk through the gate. Lovingly designed and planted, the vibrant gardens are a true joy and have been feature on the local garden trail over the years. A variety of plants and mature trees enhance the feeling of tranquillity as well providing a backdrop of colour. Areas of lawn interspersed by mature trees and well stocked borders. A flagstone patio immediately adjoins the house and provides a great spot for outside dining. Further features include a pond and detached Cotswold stone outbuilding with flagstone floor and exposed A frame timbers. Currently used as a store, the building offers great potential subject to listed building consent. Fernleigh benefits from access over the driveway.

### OUTSIDE

**Gravelled Driveway with Outbuilding/Former Garage**  
**Exquisite Gardens**  
**Cotswold Stone Outbuilding • Store**  
**Total Plot 0.38 of an Acre**



## Useful Information

**Tenure:**

Freehold.

**Postcode:**

GL6 8EL.

**Viewing:** Strictly by appointment through Whiter Sager.

**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 F.

Approximate Gross Internal Area = 391.9 sq m / 4218 sq ft  
 Outbuildings = 32.4 sq m / 349 sq ft (Including Garage)  
 Total = 424.3 sq m / 4567 sq ft

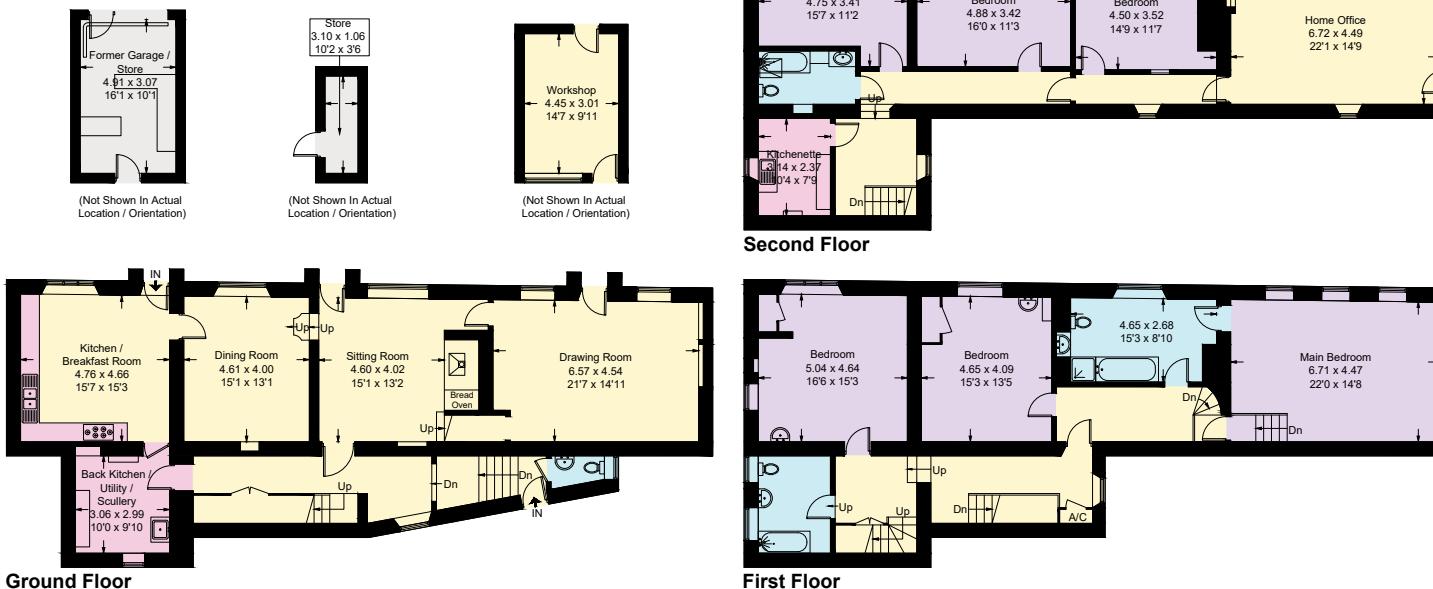


Illustration for identification purposes only, measurements are approximate,  
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Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, 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.

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