

BURCOMBE HOUSE, CHALFORD HILL



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PERCHED WITHIN AN ELEVATED POSITION IN A HIGHLY SOUGHT-AFTER COTSWOLD VILLAGE, BURCOMBE HOUSE IS AN IMPOSING ATTACHED GEORGIAN HOME THAT BLENDS TIMELESS ELEGANCE WITH CONTEMPORARY DESIGN.

The property

This beautifully extended and much-improved family home enjoys easy access to a wide range of local amenities, including well-regarded primary and secondary schools.

Set within a generous half-acre plot and forming the end wing of a small terrace, the house offers excellent privacy, enhanced by its elevated stance and mature yew hedging. The principal entrance lies to the rear and opens into a striking hallway with a tiled floor and an elegant staircase that gracefully sweeps to the upper floors. A stunning feature window behind the stairs bathes this central space in natural light.

The accommodation is both extensive and flexible. The formal drawing room enjoys delightful views over the garden and features double-aspect sash windows with working shutters, period wood panelling, and a traditional open fireplace, creating a room of remarkable charm. A second, more relaxed reception room

overlooks the front garden terrace and also benefits from a sash window and shutters, oak flooring, and a wood-burning stove set into a fireplace.

At the heart of the home lies the show-stopping family kitchen. Extended into the original courtyard with a contemporary two-storey glass addition. This dramatic space perfectly balances old and new, with in-frame cabinetry, a sociable central island, quartz worktops, a range cooker, integrated appliances, and full-length glazing that fills the room with light. The kitchen includes both informal and formal dining areas, with doors opening to a secluded courtyard. A step-up leads to a charming conservatory with tiled floor, which benefits from planning permission (Ref: S.22/1607/HHOLD) to be replaced with a garden room.

Additional ground floor accommodation includes a boot room with access to the rear of the house, utility and cloakroom.

ACCOMMODATION

*Reception Hall • Drawing Room • Sitting Room • Open-plan Kitchen/Dining Room
Boot Room • Utility • Cloakroom • Conservatory • 6 Bedrooms • 2 Bathrooms • Studio*

The elegant first floor landing leads to three generously proportioned bedrooms. The second bedroom is especially impressive, with tall ceilings, cornicing, and dual-aspect sash windows with shutters. The principal bedroom features French doors that open directly to the garden. All bedrooms on this level are served by a stylish family bathroom with a freestanding bath, large shower enclosure and vanity storage. A side hallway on the first floor provides access to a useful studio/workspace, complete with flagstone floor and access to the rear garden.

A further staircase rises to the second floor, where three additional attic bedrooms and a second bathroom offer superb flexibility, ideal for older children or guests.

Ofcom: Superfast broadband available
– Good indoor and outdoor signal with Three and EE.

Services: Gas central heating.



Situation

Nestled between the vibrant market towns of Stroud and Cirencester, Chalford Hill is a classic Cotswold village characterised by its winding lanes, hidden corners, and handsome Cotswold stone houses. Surrounded by rolling countryside, it offers direct access to an extensive network of scenic walks, ideal for those who enjoy the outdoors. The village itself fosters a strong sense of community and is well served by amenities, including the highly regarded Chalford Hill Primary School, Puddleducks Pre-School, and a community-run shop. For refreshments, residents enjoy the welcoming Pudney Pie Lane Cafe and The Lavender Bakehouse, while the Old Neighbourhood public house is set to reopen soon, adding to the local charm. The wider area provides additional conveniences, with nearby villages offering further primary schools, the respected Thomas Keble Secondary School, and a range of traditional pubs. Everyday essentials are within easy reach, including a Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores, all located within a mile. Just a short drive away, Stroud and Cirencester deliver a broader array of shopping, dining, and leisure facilities, along with an excellent choice of schools across the independent, state, and grammar sectors. Renowned private schools in the area include Beaudesert Park in Minchinhampton, Westonbirt School near Tetbury, and Wycliffe College in Stonehouse. With picturesque routes leading to Cheltenham and Gloucester, and mainline railway stations in Stroud and Kemble offering direct services to London Paddington, Chalford Hill combines the tranquillity of rural life with exceptional connectivity.





Outside

Double gates open onto an extensive private driveway, providing ample parking and turning space for several vehicles. Mature trees and planting border the driveway, creating an attractive approach. From here, stone steps rise to the house and garden.

A generous, level front terrace, enclosed by a mature yew hedge forms a sheltered suntrap, perfect for outdoor entertaining or an area for small children to safely play. Adjacent to the house and conservatory, a further paved seating terrace and lawn with colourful flower borders offer additional outdoor living space.

Beyond, the more expansive grounds unfold, featuring further areas of lawn, a wildflower garden, and a wide variety of trees and plants. A children's play area is tucked away at the rear boundary, providing a fun space for families.

The garden is a true delight, not only offering excellent privacy, but also presenting a wonderful opportunity for keen gardeners, as well as plenty of space for children to explore and play. In total, the plot extends to just over half an acre.



OUTSIDE

Set in just over half an acre

Gated Driveway

Extensive Gardens

Useful Information

Tenure: Freehold.

Postcode: GL6 8EN.

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 E and EPC rating D.

Approximate Gross Internal Area = 295.1 sq m / 3176 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226323)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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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.