

1 MEADOW COTTAGES CHALFORD



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1 MEADOW COTTAGES, HIGH STREET, CHALFORD, GL6 8DL

AN EXTENDED AND BEAUTIFULLY PRESENTED SEMI DETACHED HOME, SITUATED IN A UNIQUE TRAFFIC FREE CANAL SIDE SETTING WITH VIEWS ACROSS THE VILLAGE.

The property

Charming Canal-Side Home in the Heart of the Chalford Valley

Tucked away in the picturesque and historic Chalford Valley, this beautifully renovated semi-detached cottage offers the perfect blend of period charm and modern design. Set alongside a tranquil canal path, the property has been thoughtfully extended and enhanced to create a light-filled, stylish, and spacious home arranged over three floors.

Inside, the home showcases elegant contemporary styling, complemented by natural finishes such as porcelain and oak flooring. The inviting sitting room, with dual-aspect windows and a wood-burning stove, provides a cozy yet sophisticated atmosphere. The heart of the home lies in the open-plan kitchen/dining room, bathed in light from dual-aspect windows and French doors that lead to a sun-soaked patio garden. A mix of fitted units, built-in appliances, and

industrial-inspired shelving make this space both practical and visually striking.

Upstairs, the principal bedroom features an en-suite shower room and fitted wardrobes, while a second double bedroom and a luxurious bathroom with Victorian-style fittings complete the first floor. The attic level offers two additional bedrooms, a landing area, and a separate WC—perfect for guests, home working, or a growing family.

Accessed via a few steps from the path, this unique home offers both a peaceful setting and practical modern living in one of the Cotswolds' most enchanting locations.

The property is warmed throughout by gas central heating and Ofcom states that the broadband speed available is rated as superfast and that mobile phone reception is classed as likely.





Guide price
£515,000

- *Entrance Hallway*
- *Sitting Room*
- *Kitchen/Dining Room*
- *Cloakroom*
- *Main Bedroom & Ensuite*
- *Three Further Bedrooms*
- *Enclosed Garden*
- *Views*
- *On Street Parking*

WITHIN EASY REACH...

Stroud - 4.7 miles

Cirencester - 9.2 miles

Cheltenham - 14.9 miles

Gloucester - 17.6 miles

Kemble Railway Station - 9 miles

Outside

Tucked away in a unique and tranquil setting, this delightful cottage is accessed via a pedestrian bridge from the High Street, crossing the River Frome and leading onto a picturesque canal path. The property enjoys a peaceful position surrounded by nature, yet remains conveniently close to town amenities. The cottage is set within charming front and side gardens, enclosed by a classic picket fence with two gated entrances—one opening directly to the property and the other offering access to the elevated canal path. The gardens are thoughtfully arranged with two main lawn areas bordered by mature flowers and shrubs, creating a vibrant and inviting outdoor space. A private seating area near the front door is perfect for relaxing, while a second patio off the kitchen provides an ideal spot for alfresco dining. There is also a useful wooden shed/workshop offering additional storage. Notably, the rear boundary of the property extends into the canal, enhancing the home's unique waterside charm. A title plan is available for reference. On-lane parking is available on a first-come, first-served basis.

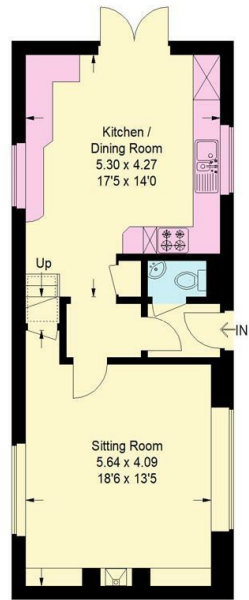
Situation

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, including along the adjoining canal path. Facilities include three nearby churches, a wonderful community run shop (located just a stones throw away) and Chalford Hill Primary School. Adjoining villages provide further facilities including, Thomas Keble Secondary School and Puddleducks Preschool. Tesco Metro and Frithwood Doctors Surgery are located just 1.6 miles away. Lavender Bakehouse, a popular choice with both locals and visitors is a short stroll away, as the High Street meets the London Road. Stroud and Cirencester offer more comprehensive provisions including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud and Kemble offer a direct line to London Paddington.

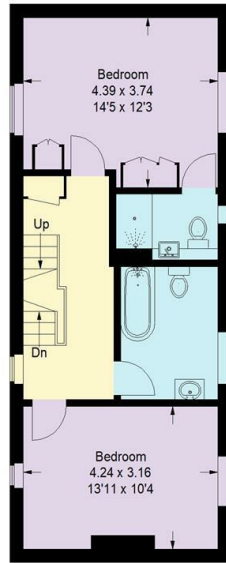


1 Meadow Cottages

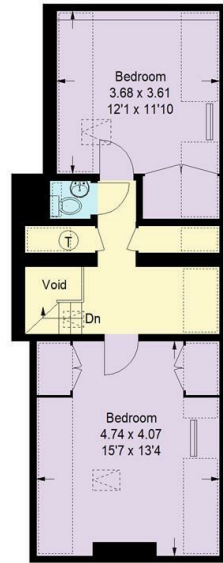
Approximate Gross Internal Area (Excluding Void) = 145.8 sq m / 1569 sq ft
Storage Shed = 13.3 sq m / 143 sq ft
Total = 159.1 sq m / 1712 sq ft



Ground Floor



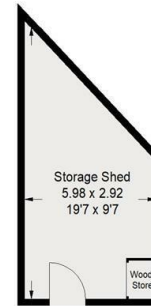
First Floor



Second Floor



Reduced headroom
below 1.5 m / 5'0



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 835880)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8DL

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 Tax Band C and EPC rating C

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.

