

# COWCOMBE VIEW

CHALFORD



# Cowcombe View, High Street, Chalford, Stroud, Gloucestershire, GL6 8DJ

## A DETACHED COTSWOLD COTTAGE IN A SUPERB VILLAGE LOCATION WITH SOUTH FACING PATIO AND RAISED DECKED SEATING AREA, PARKING FOR ONE CAR

**Kitchen/Dining Room, Sitting Room, Downstairs Cloakroom, 2 first floor Bedrooms and Shower Room, Attic Room, Raised Decked Seating Area, Parking for one car. NO ONWARD CHAIN.**

### GUIDE PRICE £350,000

#### DESCRIPTION

This attractive, detached, Cotswold cottage has been greatly improved over the last couple of years to create a wonderfully bright and cosy home with flexible space located over three floors. The double aspect kitchen is fitted with a range of units including a butler style sink, dishwasher and electric hob/oven. The charming sitting room houses a lovely fireplace with wood burning stove. There is also a ground floor cloakroom. Two bedrooms and a modern shower room are located on the first floor with the master giving access to a decked seating area. A lovely beamed attic room (currently utilised as a bedroom) is located at the top of the cottage, together with spacious loft storage. Externally a sociable seating area is located to the front of the cottage with a raised deck ideal for alfresco dining. There is parking for one car to the side of the property. The location allows for Cowcombe View to be a fabulous holiday home with a great community feel.

#### DIRECTIONS

The property can easily be located by leaving our Stroud office in the direction of Cirencester on the A419. Travel through Brimscombe continuing to Chalford, turning left into the High Street opposite Victoria Works. Continue along the High Street past the New Red Lion public house where the property can be found after a short distance on the left hand side facing the High Street.

#### LOCATION

The pretty village of Chalford nestles in The Golden Valley, once famous for its cloth industry and has a delightful mixture of cottages and stone houses of varying age. Now a bustling community, the area offers a range of facilities including a village hall and a Sports and Social Club (in Chalford Hill) and a community-run shop providing fresh local produce and services. The award-winning Lavender Bakehouse is situated just at the end of the high street serving

breakfast, lunches and afternoon teas. The centres of Stroud and Cirencester are within easy reach where more extensive shopping and recreational facilities are available. Regular bus services run from the village and mainline railway stations are available in either Stroud or Kemble bringing London within 90 minutes travelling time. Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

Motorway M5 J13 Stroud - 9 miles, M4 J15 Swindon - 27 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 24 miles, Stroud Railway Station - 4.5 miles, Cirencester (central) - 8.5 miles, Cheltenham (central) - 18.5 miles, Bristol Temple Meads - 36.5 miles, Bristol Airport - approx. 40 miles.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 57 / Potential 88</b>
<b>SERVICES</b>	<b>Mains water, electricity, gas and drainage are believed to be connected to the property. Gas fired central heating. Stroud District Council Tax Band C</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

#### SUBJECT TO CONTRACT

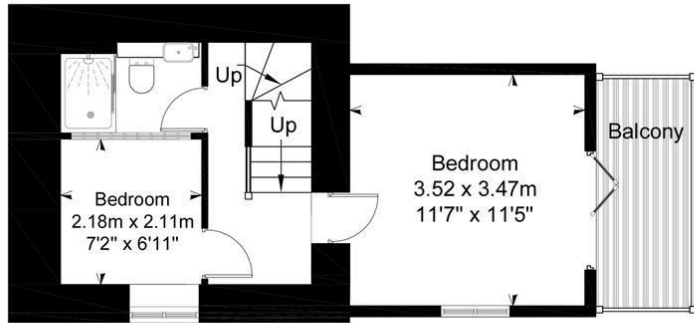
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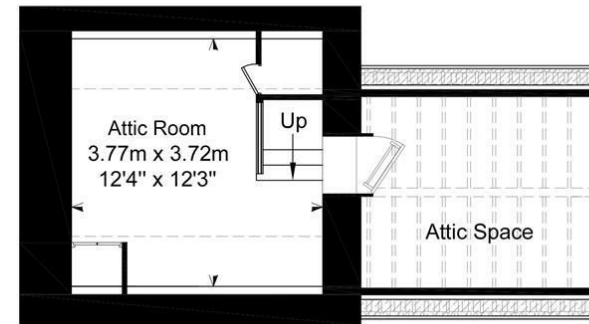


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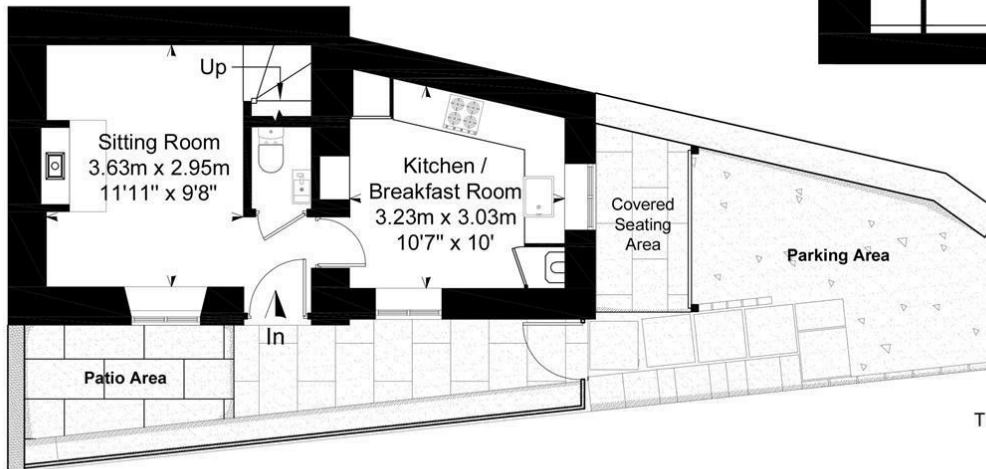
House  
Approximate IPMS2 Floor Area  
68 sq metres / 732 sq feet  
(Includes Limited Use Area 5 sq metres / 54 sq feet)



First Floor



Second Floor



Ground Floor

Simply Plans Ltd © 2023  
07890 327 241  
Job No SP3257  
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



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