

HILL HOUSE

CHALFORD



Hill House, St Mary's, Chalford, Gloucestershire, GL6 8PP

A STUNNING EXAMPLE OF VICTORIAN ARCHITECTURE OFFERING A HANDSOME 5-7 BED FAMILY HOME WITH HIGH CEILINGS, PERIOD FEATURES AND VIEWS ACROSS THE STROUD VALLEY

Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom, 4 First Floor Bedrooms (or 2 Bedrooms and 2 Studies), First Floor WC, 3 Second Floor Bedrooms, Family Bathroom, Cellar, Wood Store, Workshop/Potting Shed, Garden Store, Summerhouse, Garage, Store, Good Sized Terraced Gardens.

GUIDE PRICE £875,000

DESCRIPTION

Hill House is a handsome family home, steeped in history and filled with charm and character. Showcasing the best of Victorian architecture, a stunning wrought iron loggia adorns the front of the house, creating an elegance and romance that flows throughout the whole property. Built in the 1840s by local clothiers, the Ballinger family, the home has an imposing air of grandeur, whilst at the same time, a homely and welcoming vibe. The house opens to a stunning reception hall with tessellated tile floor and the two main reception rooms a mirror image off each side. Both receptions have full height windows overlooking Penny Hill Woods, fireplaces and wonderful high ceilings, making the rooms ideal for entertaining. The kitchen is set to the rear of the house and is a wonderful space for cooking up a feast whilst chatting with family and friends. Fitted farmhouse style units made by local kitchen makers, Parlour Farm, provide ample storage and there is room for a good sized dining table. Access leads from the kitchen to a side patio, ideal for alfresco entertaining. A cloakroom and spacious utility lead off the rear hall, together with a walk-in larder, ideal for overflow storage. Aged flagstone flooring gives this section of the house a tremendous sense of history and character. There is ample room in the rear hall for hanging coats and country paraphernalia after a long walk in the surrounding countryside. An impressive staircase leads to four good-sized first floor bedrooms, (or two bedrooms and two studies), the two front facing rooms with wonderful views looking towards the River Frome and Hyde Hill. A WC is also located at this level. A further 3 bedrooms are located on the second floor together with an opulently large family bathroom. A galleried landing overlooking the atrium staircase creates a real statement running through the core of the house.

The tiered garden has been thoughtfully landscaped to create 'rooms' within the garden, with several seating areas to catch the sun at different times of the day. Numerous outbuildings including a delightful Studio/Summer House, potting shed, wood store and large garage with inspection pit, provide plentiful storage and work space. Mature Scots pine trees, meandering paths, a well, vegetable garden and a host of fruit trees, create a garden full of magic and wonderful areas to explore. An in/out driveway sweeps up to the house with parking for several cars.

DIRECTIONS

From our Stroud office, follow the A419 in the direction of Cirencester, passing through Thrupp and Brimscombe. After circa 4 miles, pass the Chalford village sign and the entrance to Hill House will be found on the left hand side, just before Christchurch, Chalford and Old Neighbourhood.

LOCATION

Hill House is ideally located for ease of access to the market towns of Stroud, Cirencester and Minchinhampton, offering a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award winning Saturday Farmers Market. There is a good selection of amenities within walking distance of Hill House, including the popular Lavender Bakehouse cafe, Stroud Brewery and the family run Felt House cafe, as well as lovely walks along the Severn Thames canal path.

Chalford is a quintessential Cotswold village with numerous historic homes, of which Hill House is a prime example. The village has a strong sense of community with a good selection of local amenities including a popular community shop on Chalford bottom High Street, the Boho cafe and a hairdressing salon. For sporting enthusiasts there is a Sports and Social Club hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest.

One of the key draws to the area is the excellent choice of schools. Chalford has a popular primary school and Thomas Keble Secondary School is only a short drive away. There are also sought after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham, plus a good selection of schools in the private sector; Beaudesert Park in Minchinhampton is within easy reach, as is Wycliffe in Stonehouse, as well as several popular schools in Cheltenham. Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.

TENURE Freehold
EPC EER: Current 58 / Potential 79

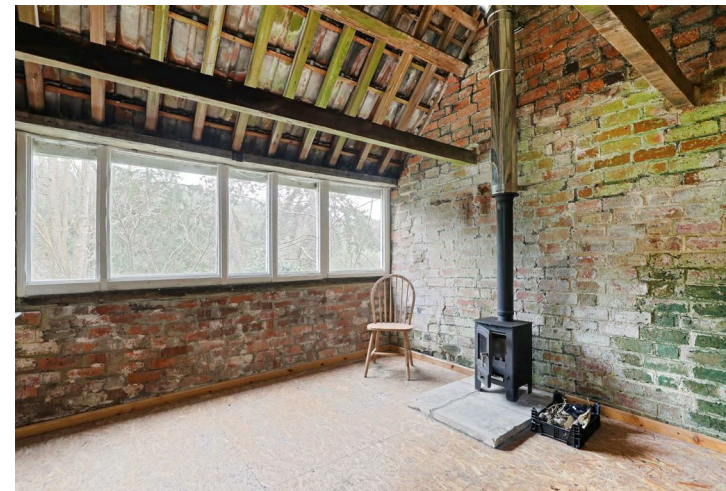
SERVICES All mains services are believed to be connected to the property, gas central heating, mains drainage, council tax band F, Stroud District Council.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

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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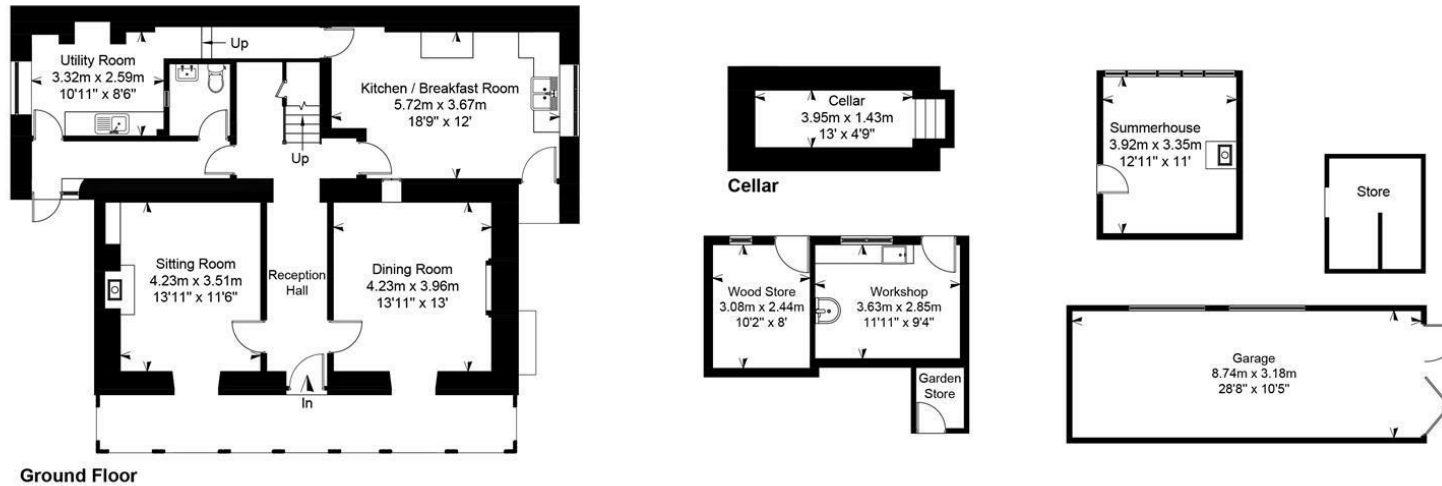
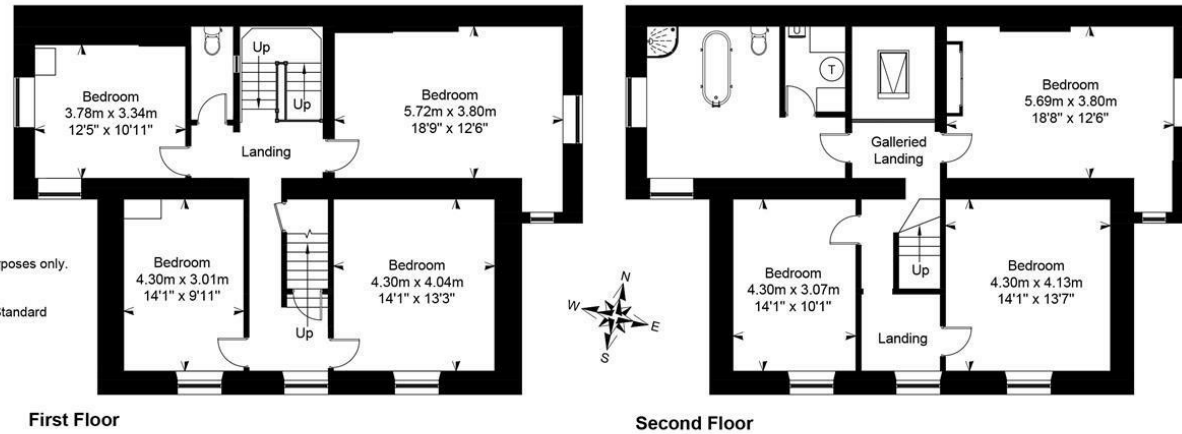


Hill House, London Road, Chalford, Gloucestershire

Approximate IPMS2 Floor Area
 House 282 sq metres / 3036 sq feet
 Cellar 6 sq metres / 65 sq feet
 Garage 28 sq metres / 301 sq feet
 Store 6 sq metres / 65 sq feet
 Workshop 10 sq metres / 107 sq feet
 Wood Store 7 sq metres / 75 sq feet
 Summerhouse 13 sq metres / 140 sq feet
 Total 352 sq metres / 3789 sq feet

Simply Plans Ltd © 2024
 07890 327 241
 Job No SP3365
 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

Outbuildings
 Not Shown In Actual Location Or Orientation



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