

THE FIRS

ST MARYS, CHALFORD
GLOUCESTERSHIRE



The Firs, St Marys, Chalford, Stroud, Gloucestershire, GL6 8PU

LOCATED AT THE END OF A PRIVATE FOOTPATH LEADING TO JUST TWO HOMES, THIS CHARMING, TRADITIONAL SEMI-DETACHED, COTSWOLD COTTAGE OCCUPIES A WOODED SETTING WITH A FEELING OF TRANQUILITY AND ESCAPISM.

Kitchen, Sitting/Dining Room, 2 Bedrooms, Bathroom, Nursery Room/Office, Detached Studio, Summerhouse with wood burning stove, Garden, Woodland, Views.

GUIDE PRICE £450,000

DESCRIPTION

Located at the end of a private footpath leading to just two homes, The Firs is exactly what one might expect in a charming, traditional Cotswold cottage, which is evident from the first glimpse. The wooded setting offers a most magical feeling of tranquility and escapism. The oak framed extension leads into a characterful kitchen with traditional wooden floors and windows framing the far-reaching countryside views beyond the south facing front courtyard. Beyond the kitchen the sitting/dining room houses a fireplace with wood burning stove and log store and absorbs the light of the kitchen. The family bathroom and second bedroom, benefiting from a built-in wardrobe, are located on the first floor. The master bedroom on the second floor leads to a nursery room/office, there is attic storage space above this. To the side of the cottage, steps lead up into a fabulous wooded area with a detached studio offering a slice of heaven with private decked seating area and wood burning stove. Directly behind the property, a small terraced garden with steps leads up to a further outbuilding with endless opportunities. There is also a good size garden shed and outdoor wood store.

LOCATION

The Firs is situated on the edge of the popular village of Chalford, immediately east of Stroud and west of Cirencester, in the spectacular Golden Valley. In an elevated position with a south facing aspect, it sits in a secluded and private setting up a narrow lane from the A419, in the valley below. There are a good selection of amenities within walking distance of The Firs, including the popular Lavender Bakehouse cafe, Stroud Brewery and the family run Felt House cafe, as well as lovely walks along the Thames and Severn canal path. Stroud itself is gaining increasing recognition as a place to live, not being your typical Cotswold town but with other and different attributes. These include an award winning Farmers' Market, a thriving arts and music scene as well as everyday conveniences including 4 major supermarkets. The surrounding countryside is a great source of walks, there are three challenging golf courses locally at Minchinhampton and numerous good pubs and other places to eat out.

Transport links are excellent; the A419 connects the M4 at junction 15 (Swindon East) and the M5 at junction 13 (Stroud). There are also frequent main line train services from Kemble Station into London Paddington, or from Stroud station (circa 90 minutes) making the location very accessible for commuting to work.

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 the small lane that leads to the property will be found on the left hand side. Please park on the main road and walk up.

PROPERTY INFORMATION

Stroud District Council Band C, £1,982.84 2024/2025. The Ofcom network checker indicates that Standard broadband is available and you are likely to have mobile service from EE, Three, O2 and Vodafone.

TENURE Freehold
EPC EER: Current 56 / Potential 84
SERVICES Mains water, drainage, electricity and gas. Gas central heating.

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

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



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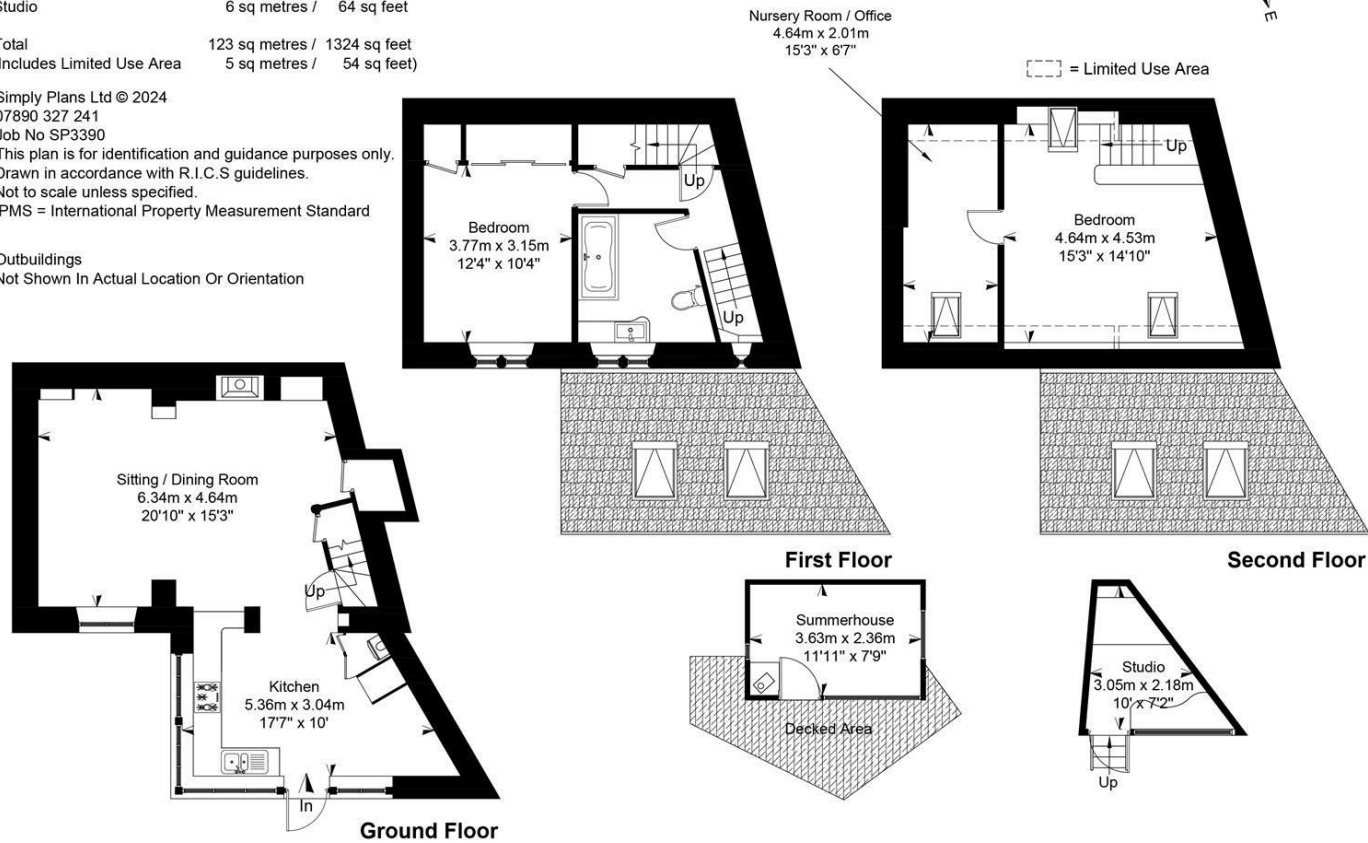
Approximate IPMS2 Floor Area
 House 109 sq metres / 1174 sq feet
 Summerhouse 8 sq metres / 86 sq feet
 Studio 6 sq metres / 64 sq feet

Total 123 sq metres / 1324 sq feet
 (Includes Limited Use Area 5 sq metres / 54 sq feet)

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 07890 327 241
 Job No SP3390

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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