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# 2 PROSPECT VILLAS, COPPICE HILL, CHALFORD, GL6 8LB

## *The Property*

Located in the sought-after village of Chalford, this charming three bedroom cottage offers a lovely balance of period character and practical living. Elevated throughout, each room enjoys far-reaching views across the valley and surrounding hills. Offered to the market with no onward chain, the property is well suited to those seeking a smooth purchase, whether as a full-time home or a peaceful retreat.

A pair of double gates open into a paved courtyard, enclosed by traditional stone walling. Designed with ease in mind, this low-maintenance space is ideal for a small table and chairs or a collection of potted plants. It provides a welcoming first impression and reflects the relaxed lifestyle this home offers. An adjoining utility outhouse adds further convenience, complete with power, water and existing plumbing, offering scope for reinstating a WC if desired.

Stepping inside, the porch and boot room provide a practical area for coats, footwear and everyday essentials. The fitted dining kitchen is both functional and inviting, featuring classic shaker-style units, solid wood worktops and integrated appliances. Terracotta tiled flooring brings warmth and character, while space for a dining table and a useful under-stairs pantry enhance day-to-day living.

The first floor offers flexible accommodation, including a guest bedroom or second sitting room with French doors opening onto the terrace. The main sitting room is full of character, centred around a log burner with exposed brick surround, and benefits from direct access to a balcony. Both rooms enjoy wonderful open views and provide comfortable spaces to relax or entertain. The bathroom is fitted with a P-shaped bath and rainfall shower, complemented by stone-effect tiling.

On the second floor, there are two well-proportioned double bedrooms. The master bedroom is particularly impressive, with windows to both aspects capturing panoramic views across the valley and hills beyond. Built-in storage and an en suite shower room add practicality, while a cast-iron fireplace enhances the character. Bedroom three is another generous double, with a wide front-facing window allowing for plenty of natural light, alongside a fitted triple wardrobe providing excellent storage.

Please note the property is currently vacant. Some images have been enhanced with furnishings to help illustrate how the space could be arranged.





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# Outside

## Outside

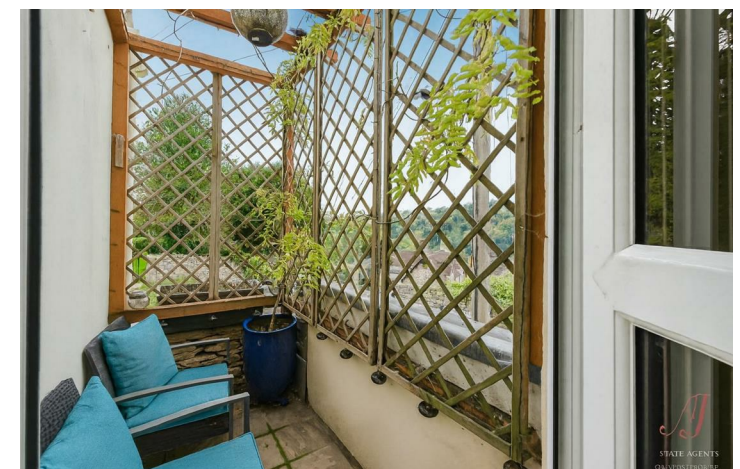
The outside spaces have been thoughtfully arranged to offer enjoyment without the upkeep of a traditional garden. Each area provides its own setting to take in the surroundings, while remaining easy to manage and maintain.

The courtyard is positioned just off the porch, enclosed by attractive stone walling. Laid with natural stone paving, it creates a simple yet inviting space, ideal for potted plants, a café table or occasional outdoor dining. The setting feels private and sheltered. The adjoining outhouse offers useful storage for bikes, walking gear or tools, and benefits from both power and water.

The terrace leads directly from the first floor guest bedroom, creating a seamless extension of the living space. Elevated in position, it enjoys open views across the valley and offers space for a small table or loungers. With good natural light throughout the day, it is well suited for relaxing or entertaining.

The balcony opens from the sitting room and provides a peaceful spot for morning coffee or an evening drink. There is space for a couple of chairs, with uninterrupted views stretching across the surrounding hills. It works effortlessly as an extension of the main living area and is a standout feature of the home.

All three areas are designed with low maintenance in mind, allowing for outdoor enjoyment without the demands of regular upkeep. They offer a practical and flexible arrangement, well suited to those seeking a lock-up-and-leave property, while still enjoying access to outside space and far-reaching views.



## Useful Information

**Tenure:** Freehold

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band B and EPC rating D



## Location

Chalford offers the most beautiful countryside with great walks, and benefits from being in close proximity to both Eastcombe and Bussage. With a strong community identity, popular primary and secondary schools. Further local facilities include public houses, village stores, post office, chemist, doctor's surgery and take away food. Also a lot of small businesses supporting the local community. A wonderful tea rooms that is very well known, The Lavender Bakehouse. Stroud town is approximately 5 miles distant with a wider range of shops and amenities, community and primary schooling, a leisure and sports centre, award winning weekly farmers market and Five Valleys indoor shopping centre offering a wealth of independent shops and larger names with a lovely florist and food hall of local produce. Stroud has two state Grammar Schools, for boys and girls, and Thomas Keble and Cirencester Deer Park schools are both very popular secondary schools in the area. Nearby there are also several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.



## Directions

From Stroud you follow the London road towards Cirencester on the A419, you will pass through Thrupp, Brimscombe and continue until reaching a church on your left hand side. Turn immediately left to the side of the church and follow up the hill on Old Neighbourhood. Follow the road to a crossroads. Turn right onto Abnash and continue and the road will become Burcombe road. Turn right to Middle Hill and follow the road down the hill, there is a lay-by with parking on the left go down the hill and the property is located on the right hand side as denoted by our first sale board. ///receiving.fake.demoted



**Approximate Gross Internal Area 1042 sq ft - 96 sq m**

Ground Floor Area 269 sq ft – 25 sq m

First Floor Area 403 sq ft – 37 sq m

Second Floor Area 370 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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