

Knight Frank

SHARVELL PROPERTY
– THE COTSWOLD ESTATE AGENCY –

COACH HOUSE

Cowcombe Hill, Chalford, Stroud, Gloucestershire



AN ELEGANT COTSWOLD STONE CLASSIC COUNTRY HOUSE WITH SEVEN BEDROOMS, SET IN OVER 2.9 ACRES, FEATURING A SUBSTANTIAL GARAGE COMPLEX WITH AN IMPRESSIVE TWO BEDROOM ANNEXE AND EXCEPTIONAL ENTERTAINING SPACE.

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Tenure: Freehold
Services: Mains electricity, water and drainage. Oil fired central heating.
Local authority: Stroud District Council.
Council Tax Band: G
Directions: What3Words: ///showed.delays.players
Viewings: All viewings strictly by appointment only through the vendors' joint selling agents, Knight Frank LLP and Sharvell Property LTD.

Guide Price: £1,400,000

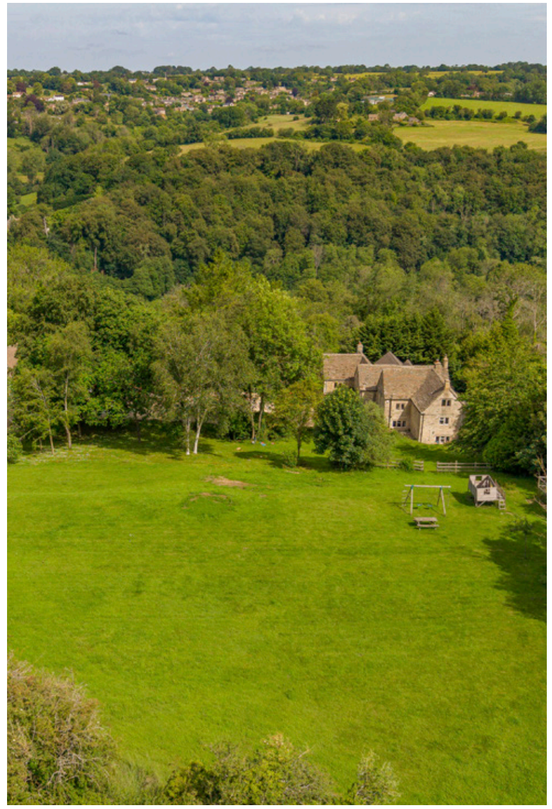
SITUATION

The Coach House occupies a superb setting within this highly regarded pocket of the Stroud valleys, close to Chalford, with excellent access to Stroud, Minchinhampton, Cirencester and Kemble station, making it an ideal combination of rural seclusion and connectivity.

Minchinhampton is a charming historic hilltop town known for its handsome Cotswold stone architecture and strong community feel, with a weekly market, artisan cafés, independent shops and a highly regarded pub. Everyday amenities include a butcher, a grocer, a post office, a doctor's surgery, a primary school and a library.

Chalford is a picturesque and sought-after Cotswold village set in the Golden Valley, known for its pretty terraced cottages, canalside walks and thriving community. It offers everyday amenities, including a village shop and the popular Lavender Bakehouse, as well as excellent walking routes and easy access to both Stroud and Cirencester. There is also easy access to Frampton Mansell including the pub, The Crown Inn, and the farm shop, Jolly Nice.

Minchinhampton and Rodborough Commons offer panoramic views, excellent walking, riding and golf, and are home to roaming cattle, rich wildlife and seasonal highlights such as Giffords Circus. There is golf at Minchinhampton, polo at Cirencester, racing at Cheltenham, and a strong local equestrian scene, including the Beaufort and VWH hunts.







Nailsworth, Minchinhampton, Tetbury, Cirencester and Stroud provide an excellent range of independent shops, restaurants and services, with Stroud particularly known for its award-winning Saturday farmers' market and has a Waitrose, as does Cirencester.

An exceptional selection of well-regarded schools, including Beaudesert Park, Wycliffe, Cheltenham Ladies' College, Cheltenham College, Westonbirt, Marling and Pate's Grammar.

Stroud and Kemble stations offer direct services to London Paddington; the M5 (J13) provides access to Bristol, Birmingham and beyond.

Distances: Minchinhampton 3.7 miles, Stroud (station) 4.2 miles, Kemble Station 9.1 miles, Cirencester 9.1 miles, Cheltenham 14.1 miles, Bristol 35.4 miles.
(All distances and times are approximate).



THE PROPERTY

The Coach House is a delightful period home, believed to date back to the 17th century, with later additions that have created a substantial, highly versatile family home. Constructed in attractive Cotswold stone, the property effortlessly combines historic charm with the comforts required for modern living.

The house offers generous and flexible accommodation, ideally suited to family life and entertaining. There are seven bedrooms, four bathrooms and a wonderful selection of reception rooms, all thoughtfully arranged. While the current owners have sympathetically improved the property over time, there remains exciting scope for further enhancement, should a purchaser wish to make their own mark.

At the heart of the home lies the kitchen and dining area, a warm, inviting space, perfectly designed for both everyday living and hosting. The kitchen has a traditional farmhouse feel, with ample worktop space and storage, while the adjoining dining area provides an excellent setting for both relaxed family meals and more formal gatherings. A large utility room leads through to a practical boot room, ideally suited to the demands of country living. The sitting room is a particularly charming space, with a window seat overlooking the gardens and a wood-burning stove creating a cosy atmosphere during the cooler months. Additional reception rooms include a snug and further living spaces, offering flexibility for a variety of uses, whether for relaxing, working from home or entertaining.

Upstairs, the first floor comprises three well-proportioned double bedrooms, two of which benefit from en suite bathrooms. The rooms are bright, well-presented and enjoy attractive outlooks. The upper floor provides additional bedroom accommodation, offering excellent flexibility for larger families or groups of guests. The second floor offers four additional bedrooms along with a WC. This floor provides a highly versatile space ideal for a variety of uses, whether for growing family needs, guest accommodation, or flexible living arrangements.























In addition to the principal house, the property benefits from an impressive, recently constructed, tiled triple-car barn, finished to a high specification and thoughtfully designed to provide outstanding ancillary accommodation. This striking space offers a wonderfully versatile open-plan living area with a stylish kitchen and sitting area, ideally suited to both relaxed day-to-day use and larger-scale entertaining. A full-size snooker table currently provides a superb space for leisure and entertainment.

The accommodation also includes two generous bedrooms (one currently arranged as a cinema room) and a beautifully appointed bathroom. The proportions throughout are exceptional, creating a sense of space, comfort and quality rarely found in ancillary buildings. Whether used as additional guest accommodation, a private annexe for extended family, or a dedicated entertaining space, it offers outstanding flexibility.

Together, the Coach House and its ancillary accommodation provide an exceptional blend of character, practicality and lifestyle appeal, perfectly suited to those seeking a home that caters as much to entertaining as it does to everyday family living.

There is planning for a two-story extensions to extend the kitchen, pool and pool house. Planning reference: S.17/0110/HHOLD and S.23/0404/HHOLD.













GARDENS & GROUNDS

The Coach House is gracefully concealed, set behind a handsome Cotswold stone wall and mature screening, creating an immediate sense of privacy and quiet seclusion. Impressive timber electric gates open on to a sweeping gravel driveway, where the approach unfolds beautifully, revealing the house, its outbuildings and the wider grounds beyond.

A generous expanse of gravel provides extensive parking and seamlessly connects the main house with the garaging and annexe. To the front, a circular turning area is framed by a charming Cotswold stone terrace, an ideal setting for al fresco dining or simply enjoying the peace and outlook across the gardens.

The grounds are a particular highlight. The gardens wrap gracefully around the house, creating a series of distinct ‘rooms’ that offer different aspects and atmospheres. Predominantly laid to lawn, they are interspersed with a variety of mature trees and planting, while a small copse sits at the upper boundary, enhancing the sense of seclusion. Mature trees and established plantings punctuate the landscape, while the elevated position offers lovely views back across the house and over its own grounds. The whole setting feels private, calm and quietly impressive, offering a rare balance of elegance, practicality and the freedom of open countryside living.

Further benefits include an oak-framed, timber-clad workshop and a double garage, in addition to ample driveway parking.

In total, the property extends to approximately 2.92 acres.





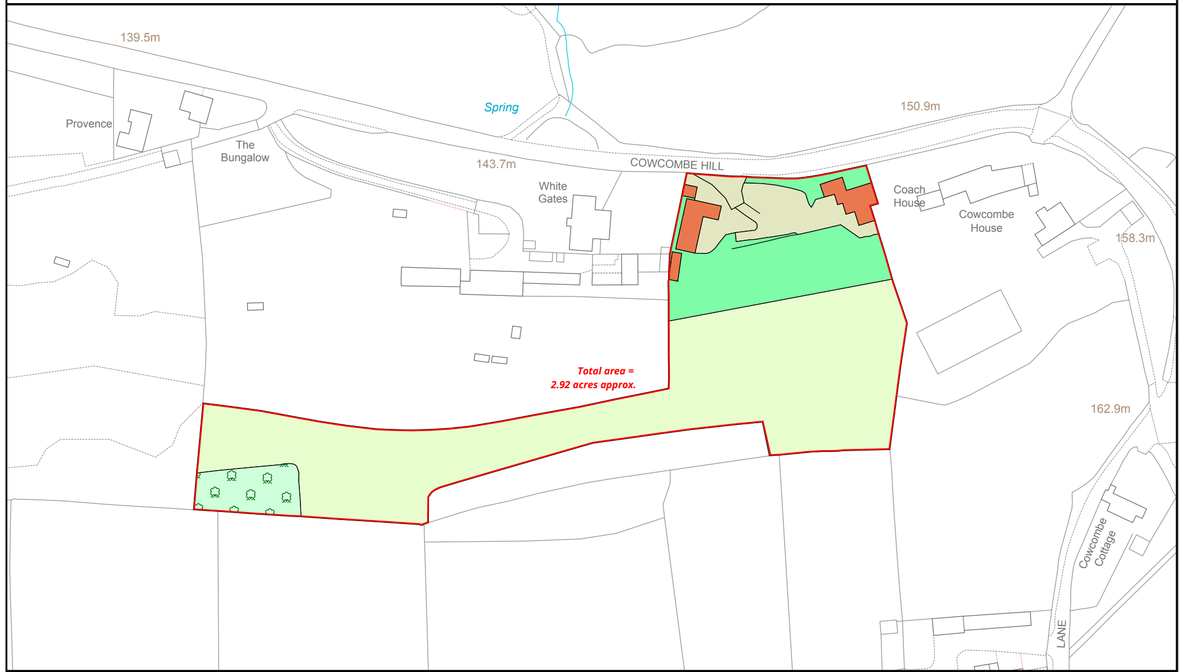








Coach House



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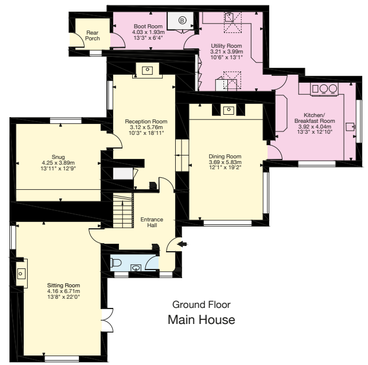
LDS Land & Building Surveyors

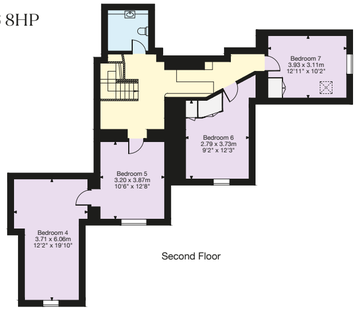
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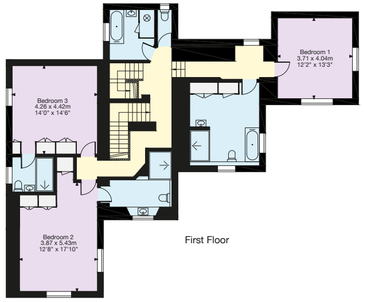
Title
Coach House

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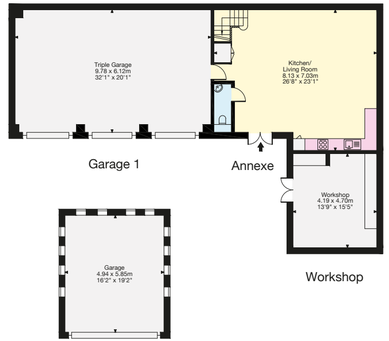
COACH HOUSE, COWCOMBE HILL,
CHALFORD, STROUD, GLOUCESTERSHIRE, GL6 8HP











Approximate Gross Internal Area
Main House = 372 sq m / 4,004 sq ft
Annexe = 117 sq m / 1,259 sq ft
Garages and Outbuilding = 108 sq m / 1,162 sq ft
Total Area = 597 sq m / 6,425 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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