



JAMES PYLE & CO



**2 Millwood Cottages Old Neighbourhood, Chalford, Stroud, Gloucestershire, GL6 8AA**

Cotswold stone period cottage  
Well-presented with characterful features  
2 double bedrooms  
Modern fitted kitchen  
Fireplace with wood-burning stove  
Superb views over the Golden Valley  
Private off-street parking  
Garden backing onto fields  
Charming setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £385,000**

Approximately 935 sq.ft



‘Occupying a charming setting on the edge of Chalford village with panoramic views over the Golden Valley, a characterful Cotswold stone period cottage with lovely features’

### The Property

Commanding a spectacular position on the edge of Chalford village, this charming Cotswold stone period cottage at 2 Millswood Cottages enjoys far-reaching views over the Golden Valley. Believed to date back to the 17th Century, this beautifully presented home retains much of its wonderful period character.

Entered through an oak-framed porch, the ground floor opens into an inviting open plan kitchen/reception area, with a glazed rear door beautifully framing the superb view. The kitchen is thoughtfully fitted with modern units and equipped with a range of integrated appliances. The sitting area features an exposed stone fireplace, complete with a cosy wood-burning stove at its heart. On the first floor, a bathroom sits beside a comfortable double bedroom. The top floor offers another spacious double bedroom, showcasing beautiful exposed beams and a large window

providing panoramic views. This floor also benefits from a generous walk-in storeroom adjoining the bedroom.

The cottage boasts the excellent advantage of private off-street parking across a front driveway. The rear garden is a genuine delight, backing onto fields with a desirable south-east aspect. This area has been thoughtfully designed for low maintenance as a gravelled terrace with raised borders, creating an ideal setting for outdoor entertaining.

### Situation

The property is situated on the edge of the village of Chalford, a thriving Cotswold village surrounded by a rolling Cotswold landscape enjoying lovely views and many country walks. Chalford is an age-old Cotswold village nestling in the 'Golden Valley' showing much of its heritage from the wealthy woollen era of the 17th & 18th Centuries. Together with its neighbouring villages, Chalford forms an

excellent community with post office/stores, various local shops, popular primary schooling and the Kings Head pub whilst within walking distance is the highly regarded Lavender Bakehouse coffee shop. The property is readily accessible to Stroud and Cirencester where there are more comprehensive facilities and services. Fast trains to London Paddington are available from nearby Kemble and Stroud train stations. The property is within walking distance to Chalford Hill Primary School whilst private education is available at Beaudesert Park, Wycliffe and Westonbirt School. Cheltenham and Gloucester are also easily commutable, as is access to both the M4 and M5.

### Additional Information

The property is Freehold with mains gas, drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken

from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Stroud District Council Tax Band C.

### Directions

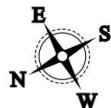
From the A419, ascend Old Neighbourhood towards Chalford. After the s-bend towards the top of the hill, locate the entrance to Millswood Cottages on the right hand side.

Postcode GL6 8AA

What3words: ///stolen.pool.gushes

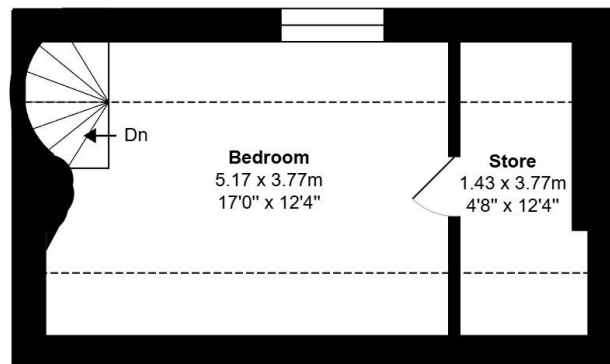


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02-10)	<b>A</b>		
(11-15)	<b>B</b>		
(16-20)	<b>C</b>		79
(21-25)	<b>D</b>	61	
(26-30)	<b>E</b>		
(31-35)	<b>F</b>		
(36-50)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

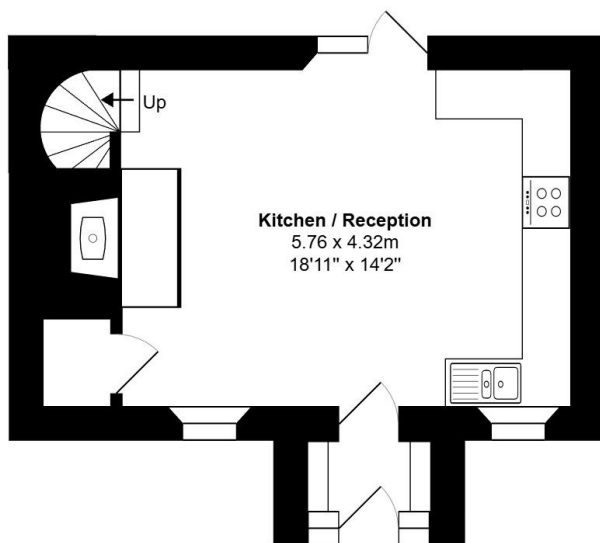


Total Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup>

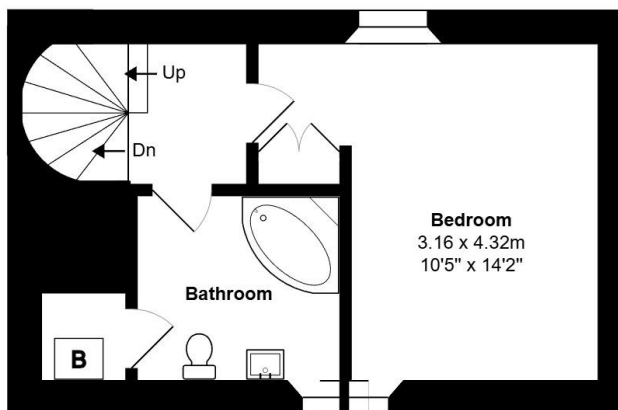
All measurements are approximate and for display purposes only



Second Floor



Ground Floor



First Floor



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