



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



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, flexible accommodation and practical living. Set in an elevated position, the property enjoys far-reaching views across the valley and surrounding hills from each floor. Offered to the market with no onward chain, it would suit those looking for a full-time home, a holiday let or an easy-to-manage lock-up-and-leave retreat.

A pair of double gates opens into a paved courtyard enclosed by traditional stone walling. Designed with ease of maintenance in mind, this inviting outside space is ideal for a small table and chairs, potted plants or relaxed outdoor dining, while requiring minimal upkeep between stays. An adjoining utility outhouse provides further flexibility, complete with power and water, and offers useful storage, potential guest facilities or scope to reinstate a WC if required.

Stepping inside, the porch and boot room provide a practical place for coats, footwear and everyday essentials, particularly useful after countryside walks. The fitted dining kitchen is both welcoming and functional, with shaker-style units, solid wood worktops and integrated appliances. Terracotta tiled flooring adds warmth and character, while space for dining and a useful under-stairs pantry support both everyday living and short-term letting.

The first floor offers particularly flexible accommodation. The guest bedroom could also be arranged as an additional sitting room, with French doors opening directly onto the terrace and creating a lovely connection with the outside space. We have shown both possible layouts within our online slideshow, helping to demonstrate just how versatile this attractive room can be.

The main sitting room is filled with character and centred around a log burner with an exposed brick surround. Doors open onto a balcony, where far-reaching views provide a wonderful backdrop and a particularly appealing feature for those seeking a countryside escape.

The bathroom is fitted with a P-shaped bath and rainfall shower, complemented by attractive stone-effect tiling.

On the second floor are two well-proportioned double bedrooms. The master bedroom is especially impressive, with dual-aspect windows capturing panoramic valley views, built-in storage and an en suite shower room, making it ideal for owner use or as premium guest accommodation. A cast-iron fireplace adds further charm. The remaining double bedroom is another generous room, with a wide front-facing window and fitted triple wardrobe.

The flexible layout, character features and elevated setting combine to create a home with broad appeal. It lends itself particularly well to holiday letting, offering guests an attractive Cotswold base with memorable views, while working equally well as a second home or permanent residence with secure, manageable outside space.

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





Outside

Outside

The outside spaces have been thoughtfully arranged to offer enjoyment without the upkeep of a traditional garden, making them well suited to both holiday letting and a second home. Each area provides its own setting to take in the surroundings, while remaining easy to manage between stays.

The courtyard sits just off the porch, enclosed by attractive stone walling. Laid with natural stone paving, it creates a welcoming and low-maintenance space, ideal for a café table, potted plants or relaxed outdoor dining. Private and sheltered, it works well for guests on arrival or for owners looking for a simple, usable outdoor area. The adjoining outhouse adds further practicality, offering storage for bikes and walking gear, with power and water already in place.

The terrace leads directly from the first floor guest bedroom, creating a natural extension of the accommodation. Elevated in position, it enjoys open views across the valley and offers space for seating or loungers. This is a strong feature for guest appeal, providing a private outdoor space to relax and take in the setting.

The balcony opens from the sitting room and offers a quiet spot for morning coffee or an evening drink. With space for a couple of chairs and uninterrupted views across the surrounding hills, it adds to the overall experience of the property and enhances its appeal as a countryside retreat.

All three areas are designed with ease in mind, requiring minimal upkeep while still delivering usable and attractive outdoor space. The layout suits those looking for a lock-up-and-leave home or a property with clear potential for holiday letting, where outside space adds value without ongoing maintenance.



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

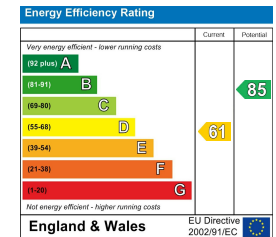
First Floor Area 403 sq ft - 37 sq m

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.

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