



CHALFORD COURT

Frithwood, Brownshill, Stroud, Gloucestershire



A MUCH-LOVED FAMILY HOME IN AN ELEVATED POSITION, WITH STUNNING SOUTHERLY VIEWS, BEAUTIFUL GARDENS AND EXCITING POTENTIAL FOR MODERNISATION.

Distances: Minchinhampton 3.7 miles | Stroud 4.2 miles | Cirencester 9.1 miles | Tetbury 9.6 miles
Malmesbury 13.3 miles | Cheltenham 14.1 miles. (All distances and times are approximate).

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Directions: What3Words: ///cadet.incensed.evoke

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil-fired heating.

Local authority: Stroud District Council

Council Tax Band: G

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Guide Price: £1,400,000

SITUATION

Chalford Court has a superb setting within this highly regarded pocket of the Stroud valleys, in the highly popular and incredibly well-served village of Chalford. 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. The village enjoys a vibrant community spirit, centred around Chalford High Street, home to local artists and craft studios. There are two pubs, The Old Neighbourhood and The Ram Inn; three churches; Lavender Bakehouse, a wonderful community-run shop just a stone’s throw away; Chalford Hill Primary School; excellent walking routes; and easy access to Stroud, Minchinhampton, Cirencester and Kemble station.

Stroud provides an excellent range of independent shops, restaurants and services, and is particularly known for its award-winning Saturday farmers’ market.

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. 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.

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

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



THE PROPERTY

Chalford Court is a handsome detached family home, beautifully positioned within glorious landscaped gardens and grounds of just under 1.2 acres, enjoying uninterrupted far-reaching southerly views across the surrounding countryside. Offering spacious, light-filled and well-proportioned accommodation, the property combines character, scale and an exceptional setting, creating a wonderful opportunity for those seeking a home in a peaceful rural location, maximising the southerly outlook. Cherished by the same family for over 50 years, Chalford Court presents a rare opportunity to acquire a much-loved home with significant potential to enhance and evolve into a substantial contemporary country residence.

Arranged over three storeys, the principal accommodation occupies the upper floors, whilst the lower ground floor opens directly on to a large terrace, which is a wonderful space for entertaining, relaxing and taking in the stunning views, including the garden.

Leading directly from the kitchen and integral to the main house is a substantial double garage with useful storage above. To the front, a sweeping circular driveway provides extensive parking and creates an impressive sense of arrival, while also offering practical space for family and guests.

A particular feature is the large entertaining room on the lower ground level, complemented by a wine cellar and an additional bathroom. This versatile space offers excellent flexibility and could readily provide further bedroom accommodation, guest quarters, a self-contained annexe, or a dedicated leisure and entertaining area, subject to any necessary consents.







GARDENS & GROUNDS

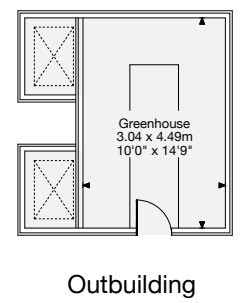
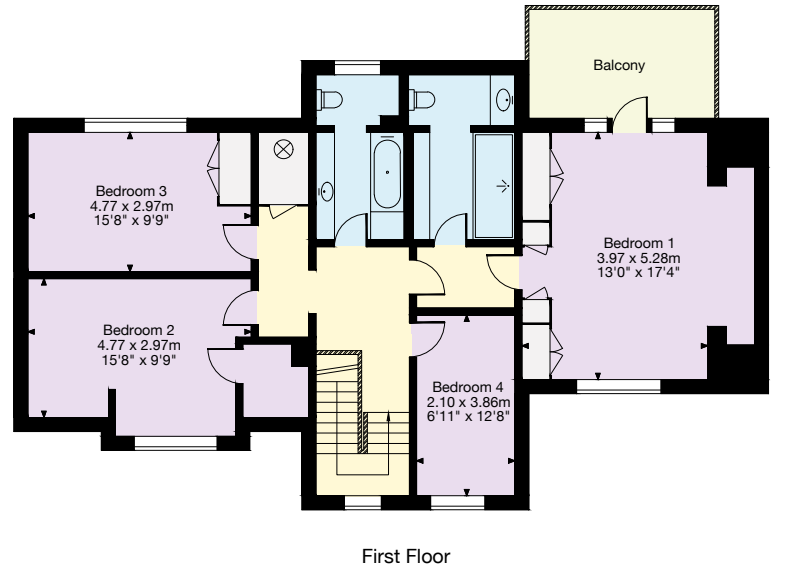
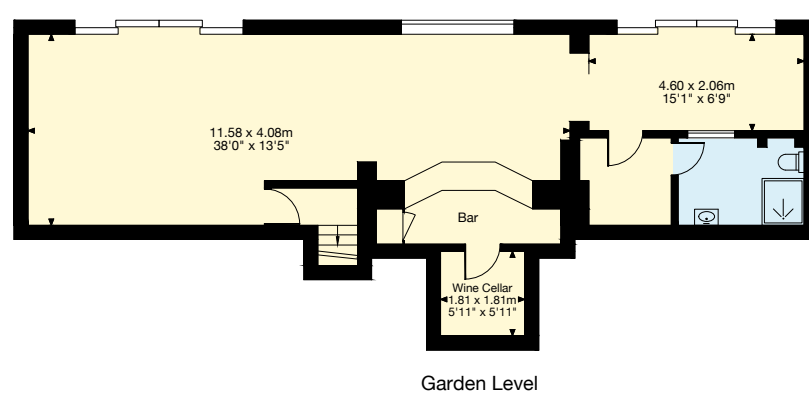
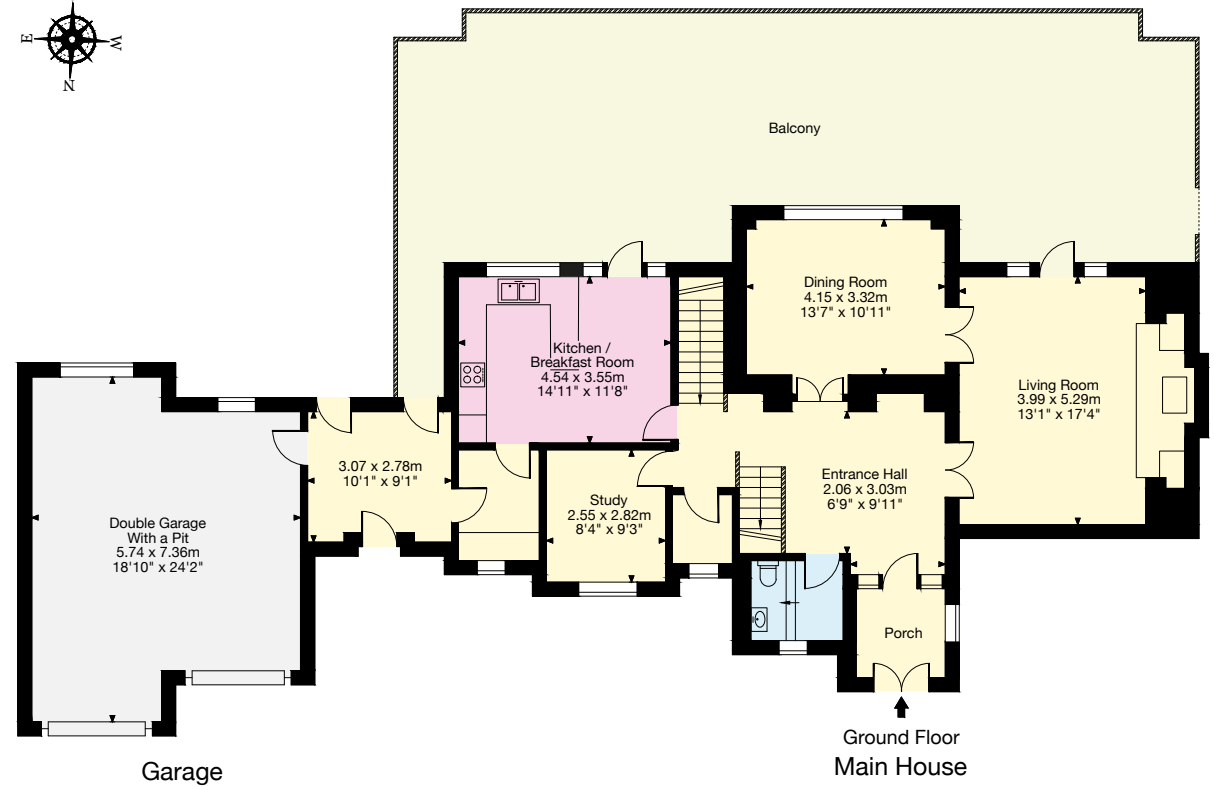
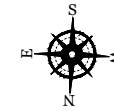
One of Chalford Court's many outstanding features is its wonderful position and generous plot. The property sits within impressive mature gardens and grounds which wrap around the house, providing a high degree of privacy while taking full advantage of the far-reaching southerly views across the surrounding countryside.

Approached via a long circular gravel driveway, the property enjoys an attractive sense of arrival, with ample parking and a large level parking area in front of the double garage. To the rear, a substantial terrace provides an ideal space for outdoor entertaining and al fresco dining, overlooking the beautifully maintained gardens.

The gardens themselves are a particular highlight, comprising expanses of lawn interspersed with mature trees, well-established shrubs and colourful planting, creating a peaceful and picturesque setting. Throughout the grounds there is a wonderful feeling of seclusion, while the elevated position ensures the views remain a constant feature and backdrop to this exceptional home.







Gross Internal Area (Approx.)
Main House = 291 sq m / 3,132 sq ft
Garage = 53 sq m / 570 sqft
Outbuilding = 18 sq m / 193 sq ft
Total Area = 362 sq m / 3,895 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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