



TANKARDS SPRING COTTAGE · CHALFORD · STROUD

MURRAYS
SALES & LETTINGS

TANKARDS SPRING COTTAGE
HIGH STREET
CHALFORD
STROUD
GL6 8DN

Charming semi-detached period home in riverside setting with tandem parking, EV charger and lovely gardens.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

ASKING PRICE £595,000

FEATURES

- Central Village Location
- Semi-Detached Period Home
- 3 Bedrooms
- 2 Bathrooms
- Fabulous Riverside Setting
- Tandem Parking for 2 Cars
- Flexible living Spaces
- EV Charging
- Large Attic Space
- Wood-Burning Stove



DESCRIPTION

This quintessential semi-detached Cotswold stone home enjoys a sought-after riverside setting in the picturesque village of Chalford. Thoughtfully extended, it offers an exceptional blend of period character and modern family living. Dating from the early 18th century, the property retains a wealth of original features, including sash windows with shutters, exposed beams, and a stone fireplace with wood-burning stove, complemented by underfloor heating across the ground floor and a boiling water tap in the kitchen.

A stable door opens into a well-appointed kitchen/breakfast room with integrated appliances, flowing seamlessly into the dining area and on to the sitting room, where a central fireplace and double doors to the garden create an inviting living space. Upstairs, a spacious landing (currently arranged as an occasional bedroom) leads to a family bathroom and a generous principal suite with ensuite shower room and utility/airing cupboard. Two further bedrooms are arranged over the upper floor, along with an impressive attic room, ideal as a home office or additional storage.

The property boasts tandem parking for two vehicles, complemented by a convenient EV charging point and additional storage shed. To the rear, the stunning landscaped gardens

stretch down to the picturesque River Frome, creating a truly exceptional setting. Designed with both entertaining and relaxation in mind, the garden offers a variety of inviting spaces, including a superb, decked area right by the water's edge—perfect for al fresco dining or unwinding in a tranquil riverside setting. A further powered shed provides excellent additional storage, ideal for garden furniture and outdoor equipment.





DIRECTIONS

The property can easily be located by leaving our Stroud office in the direction of Cirencester on the A419. Travel through Brimscombe continuing to Chalford, turning left into the High Street opposite Victoria Works. Continue along the High Street past the New Red Lion public house where the property can be found on the right after a few hundred yards denoted by our For Sale sign.

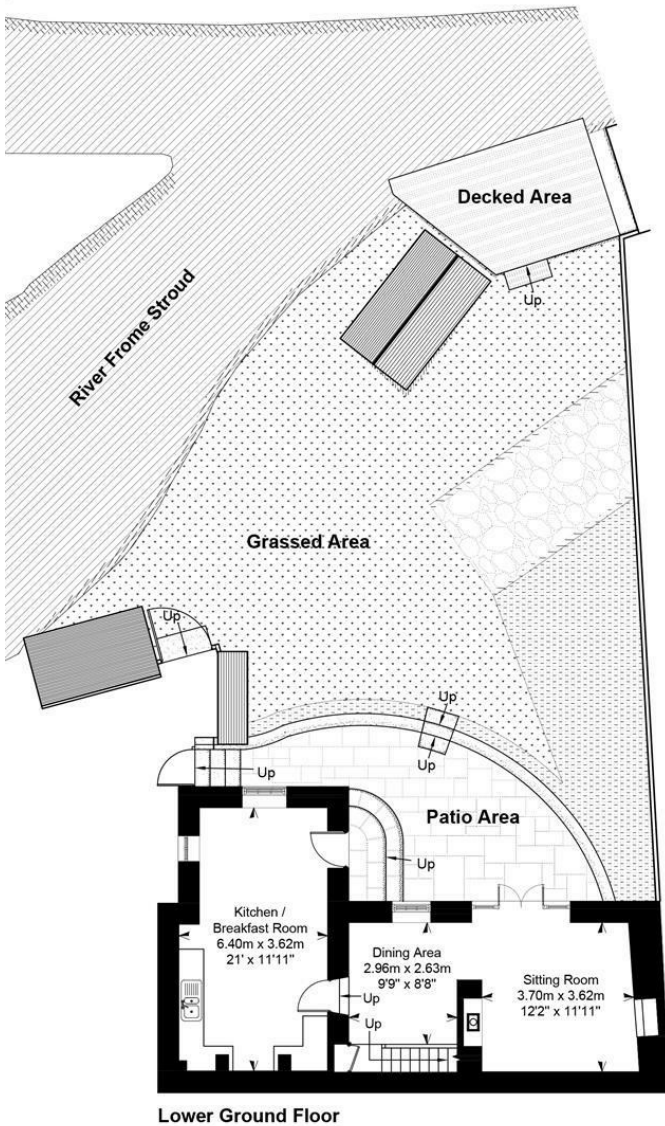
LOCATION

Chalford is ideally located for ease of access to the market towns of Stroud, Cirencester and Minchinhampton where there is a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award-winning Saturday Farmers' Market. There is a good selection of amenities within walking distance of Tankards Spring Cottage including a community store, the popular Lavender Bakehouse cafe, Stroud Brewery and the family run Felt cafe, as well as lovely walks along the Thames and Severn canal path. Jolly Nice, a fabulous farmshop and cafe, is located a short drive away, offering a cafe, a takeaway and many artisan products.

Chalford is a quintessential Cotswold village with numerous historic homes. The village has a strong sense of community with a good selection of local amenities including Chalford Vale Recreation Ground - a lovely play area with a stream, a popular community shop on the High Street with a range of fresh produce, newspapers, wine etc, the Lavender Bakehouse and The Boho Bakery. For sporting enthusiasts there is a Sports and Social Club on Chalford Hill hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest.

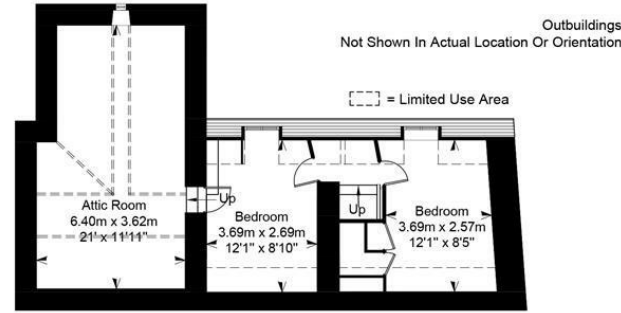
There is also an excellent choice of schools nearby. The popular Chalford Hill Primary School and Thomas Keble Secondary School are only a short drive away. There are also sought-after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham, plus a good selection of schools in the private sector including Beaudesert Park in Minchinhampton and Wycliffe College in Stonehouse. Transport links are excellent, with trains into London Paddington (around 90 minutes from Stroud or Kemble mainline stations) and both the M4 and M5 easily accessible.



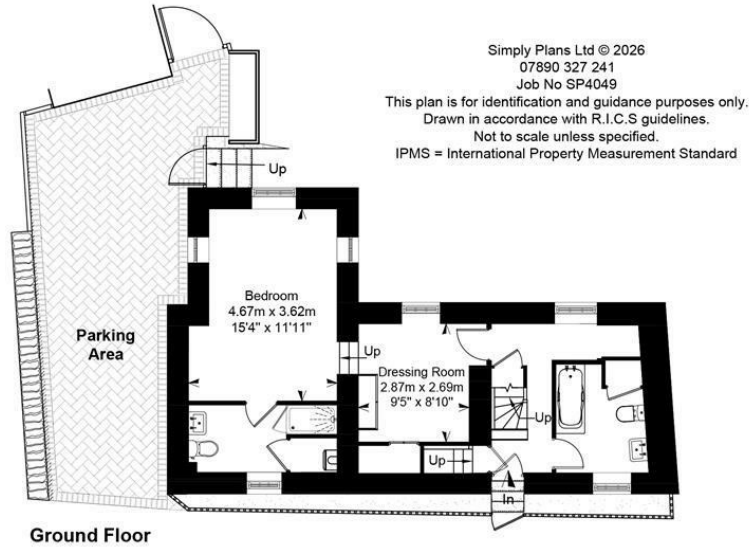


Tankard Spring Cottage, The High Street, Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Attic Room	123 sq metres / 1324 sq feet
	22 sq metres / 237 sq feet
Total	145 sq metres / 1561 sq feet
(Includes House Limited Use Area)	(7 sq metres / 75 sq feet)
(Includes Attic Room Limited Use Area)	(17 sq metres / 183 sq feet)



First Floor



Ground Floor

MURRAYS
SALES & LETTINGS

Stroud

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stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

All mains services are connected to the property. Gas central heating, mains water, mains drainage and mains electricity. Stroud District Council Band D ££2449.56. Ofcom checker: Broadband standard 5 Mbps, Ultrafast 1000 Mbps. Mobile: EE, O2, Three all good outdoor.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Stroud office on 01453 755552