

# LEAN HOUSE CHALFORD



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# LEAN HOUSE, HIGH STREET, CHALFORD, STROUD, GL6 8DP

A DETACHED 3 BEDROOM PERIOD HOME,  
ELEVATED ABOVE CHALFORD HIGH STREET,  
WITH PICTURESQUE VIEWS OF THE WOODED  
VALLEY. NO ONWARD CHAIN.

## *The property*

Elevated above the picture postcard Chalford High Street and enjoying leafy, wooded valley views, this charming detached period cottage is rich in character and natural light. Set within a well-regarded and close-knit community, the property offers a wonderful opportunity to embrace village life in a delightful Cotswold setting. Approached on foot via the famous Chalford donkey paths, the cottage sits behind a traditional picket fence, with gardens extending mainly to one side and benefitting from a sunny southerly aspect. A useful front entrance porch opens into a well-proportioned family kitchen with ample space for dining. This flows seamlessly into a glazed lean-to extension, providing additional living space filled with light and enjoying delightful views over the high street and valley. French doors open directly onto the outdoor space, creating an excellent connection between inside and out. Adjoining the kitchen is a split-level sitting room, featuring two

windows to the front elevation and a period fireplace that forms an attractive focal point. Stairs rise from the sitting room to the first-floor landing, where three bedrooms and a family bathroom are located. The larger of the three bedrooms benefits from built-in storage. A door from the landing also provides access to the rear of the property. The cottage is subject to historic covenants; further details are available upon request. Please ask agent for information regarding a covenants, detailed in the 1972 conveyance.



**Guide price  
£425,000**



**WITHIN EASY REACH...**  
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you need to in this space.*

## Outside

The majority of the gardens extend to the side of the cottage, rising above the house, with a level area immediately adjoining featuring a small patio with pergola leading to a lawn, beyond which steps ascend through a further heavily terraced garden where views can be enjoyed throughout and become increasingly far-reaching the higher you go. There is a further triangle piece of garden opposite the cottage, the other side of the footpath. Parking is available on the street on a first-come, first-served basis.

## Situation

Positioned between the centres of Stroud and Cirencester, Chalford is renowned for its winding lanes and charming corners, dotted with attractive Cotswold stone homes and surrounded by an abundance of beautiful walks, including the adjoining canal path. The village offers excellent local facilities, including three churches, a highly regarded community-run shop located just a stone's throw away, and Chalford Hill Primary School. Social life is well served by a number of welcoming local pubs, including the popular Old Neighbourhood pub, a well-loved meeting place for residents and visitors alike. Nearby villages provide additional amenities such as Thomas Keble Secondary School and Puddleducks Preschool, while Tesco Metro and Frithwood Doctors Surgery are approximately 1.6 miles away. Lavender Bakehouse, a popular destination for both locals and visitors, is just a short stroll away where the High Street meets London Road. The larger towns of Stroud and Cirencester offer a wider range of amenities, including independent, state and grammar schools, while scenic routes lead to Cheltenham and Gloucester. Mainline railway stations at Stroud and Kemble provide direct services to London Paddington.



Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft  
 Garden Store = 4.2 sq m / 45 sq ft  
 Total = 108.1 sq m / 1163 sq ft

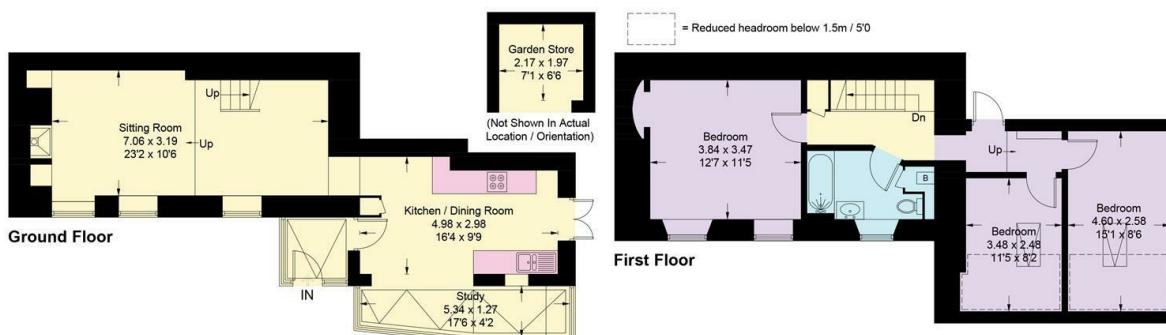


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1265713)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 8DP

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District Council. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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