



THE FIRS · ST. MARYS · CHALFORD · STROUD

MURRAYS
SALES & LETTINGS

THE FIRS ST. MARYS
CHALFORD
STROUD
GL6 8PU

Located at the end of a private footpath leading to just two homes, this charming, traditional semi-detached Cotswold cottage occupies a wooded setting with a feeling of tranquility and escapism.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £425,000

FEATURES

- Semi-detached Cotswold Stone Cottage
- 2 Bedrooms plus Nursery/Office
- Sitting/Dining Room
- Characterful Kitchen in Oak Framed Extension
- Wood Burning Stove
- South East Facing Paved Front Terrace
- Views
- Summerhouse with Woodburning Stove
- Detached studio
- Small Terraced Rear Garden and Wooded Area

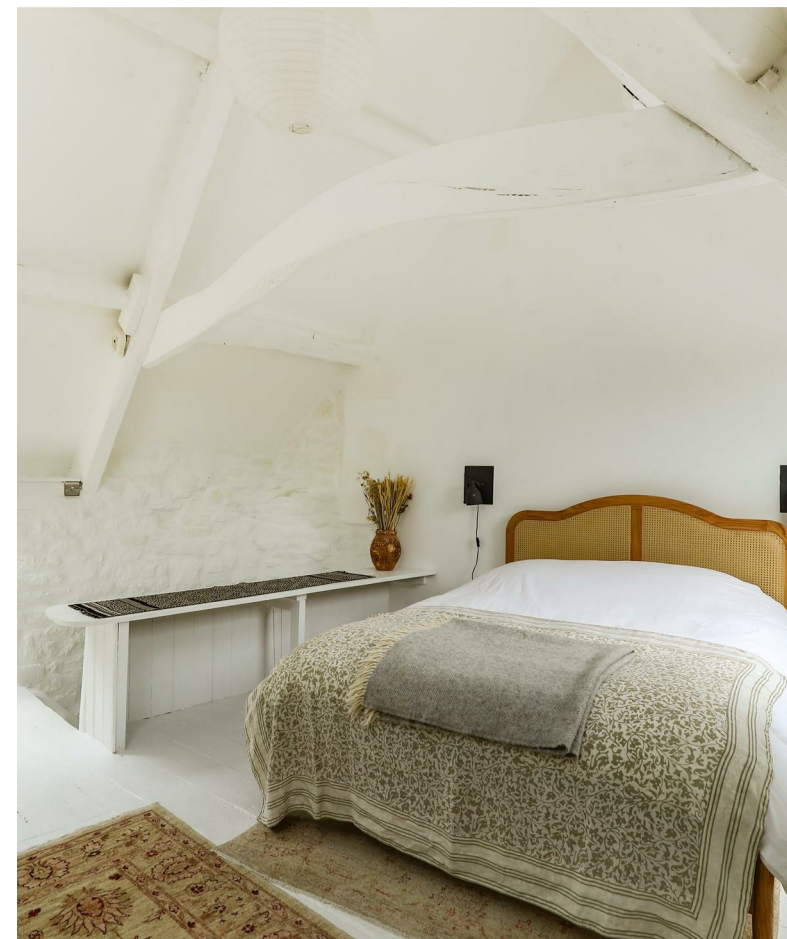


DESCRIPTION

A charming traditional Cotswold cottage located at the end of a private footpath leading to just two homes, The Firs offers a most magical feeling of tranquility and escapism from the first glimpse within its woodland setting and breath-taking views.

The oak framed extension leads into a characterful kitchen with traditional wooden floors and windows framing the far-reaching countryside views beyond the south facing front courtyard. Beyond the kitchen the sitting/dining room houses a fireplace with wood burning stove and log store and absorbs the light of the kitchen. The family bathroom and second bedroom, benefiting from a built-in wardrobe, are located on the first floor. The master bedroom on the second floor leads to a nursery room/office, with attic storage space above. To the side of the cottage, steps lead up into a fabulous wooded area with a detached studio offering a slice of heaven with private decked seating area and wood burning stove. Directly behind the property, a small terraced garden with steps leads up to a further wooden writer's studio with endless opportunities. There is also a good size garden shed and outdoor wood store.

Owners comments: We raised our family at The Firs. We are deeply fond of our precious home as well as the lovely neighbours in St. Mary's that have become life long friends. We appreciate the stunning Golden Valley surrounding our cottage. True magic.





DIRECTIONS

From our Stroud office, follow the A419 in the direction of Cirencester, passing through Thrupp and Brimscombe. After circa 4 miles, pass the Chalford village sign and the entrance to the small lane that leads to the property will be found on the left hand side. Please park on the main road and walk up.

LOCATION

The Firs is nestled within the highly sought-after area of Chalford and the Thames and Severn Canal with its gorgeous towpath. All within walking distance along the canal are The Lavender Bakehouse, Felt Cafe and organic local village shop, as well as pubs, restaurants and the renowned Stroud Brewery. Within 5 minutes by car is the prize-winning Jolly Nice farm shop and restaurant.

Stroud itself is gaining increasing recognition as a place to live, not being your typical Cotswold town but with other and different attributes. These include an award winning Farmers' Market, a thriving arts and music scene as well as everyday conveniences including 4 major supermarkets. The surrounding countryside is a great source of walks, there are three challenging golf courses locally at Minchinhampton and numerous good pubs and other places to eat out.

Transport links are excellent; the A419 connects the M4 at junction 15 (Swindon East) and the M5 at junction 13 (Stroud). There are also frequent main line train services from Kemble Station into London Paddington, or from Stroud station (circa 90 minutes) making the location very accessible for commuting to work.



The Firs, Chalford, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	109 sq metres / 1174 sq feet
Summerhouse	8 sq metres / 86 sq feet
Studio	6 sq metres / 64 sq feet

Total	123 sq metres / 1324 sq feet
(Includes Limited Use Area)	5 sq metres / 54 sq feet

Simply Plans Ltd © 2024

07890 327 241

Job No SP3390

This plan is for identification and guidance purposes only.

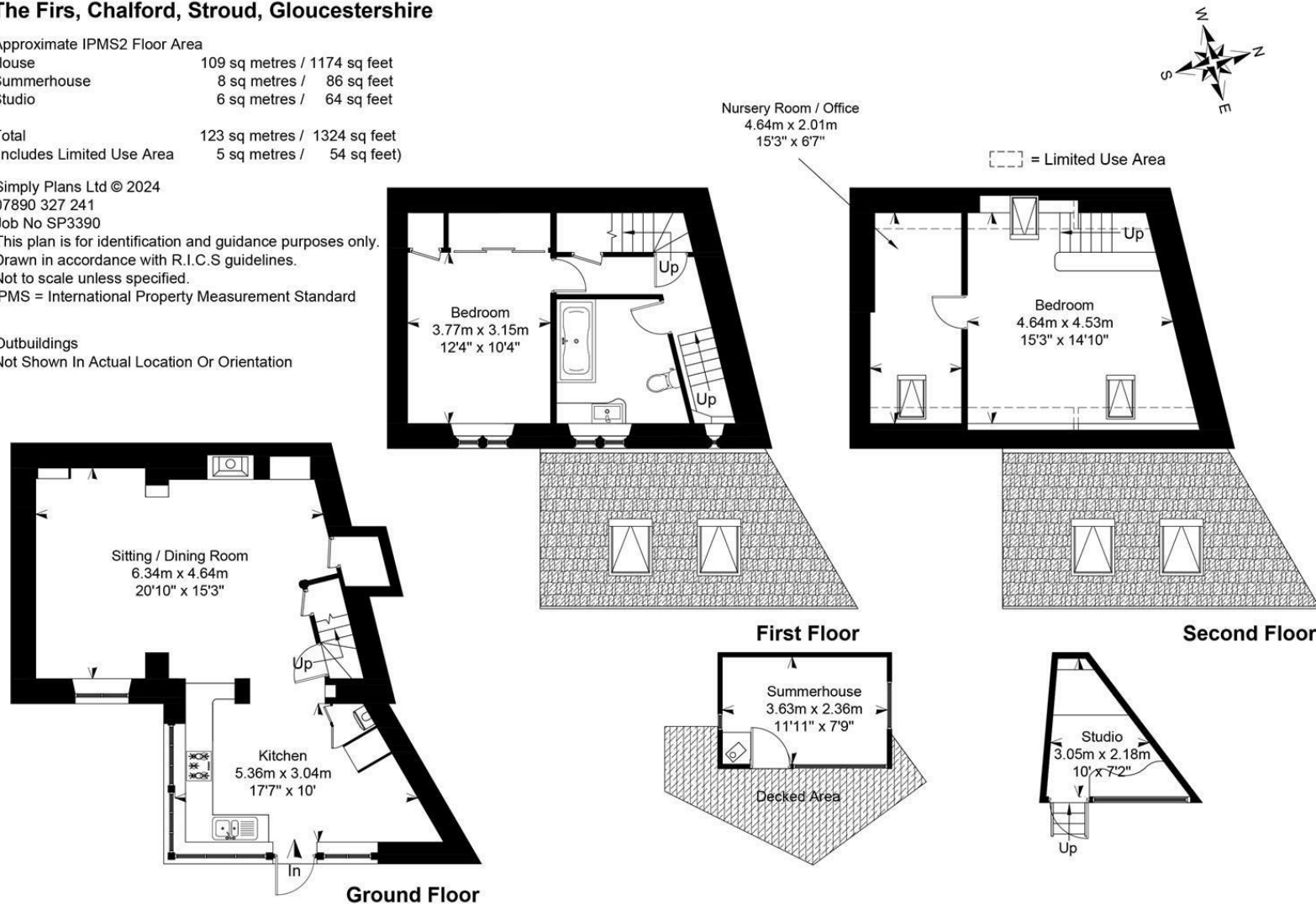
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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MURRAYS
SALES & LETTINGS

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TENURE

Freehold

EPC

D

SERVICES

Mains water, drainage, electricity and gas. Gas central heating. Stroud District Council Band C, £1,982.84 2024/2025. The Ofcom network checker indicates that Standard broadband is available and you are likely to have mobile service from EE, Three, O2 and Vodafone.

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