

COTSPUR
CHALFORD HILL



WHITAKER
SEAGER

COTSPUR, CHALFORD HILL, STROUD, GL6 8EJ

A DETACHED FAMILY HOME, ENJOYING IMMENSE CHARACTER, BEAUTIFUL GARDENS AND VIEWS.

Description

A beautiful detached period home, enjoying a generous and versatile family space whilst boasting great character throughout. Nestled in this sought after Cotswold village, affording elevated views across the valley the property enjoys a much coveted position in the heart of this thriving community. From an entrance porch the main door opens into cosy snug, with an exposed stone wall and fireplace with woodburner inset. From here steps lead up to the sociable family kitchen and a door opens to the main reception room. The sitting room boasts two mullion windows overlooking the front garden whilst a stone fireplace with woodburning stove forms a focal point to the room. A staircase rises to the first floor. The kitchen/dining room enjoys a double aspect outlook, bespoke cabinets and a gas fired Aga, from here a second staircase rises to the first floor. A utility/boot room and cloakroom room are also located on this level. From the first floor landing access is gained to 4 bedrooms and a family bathroom. The bathroom has been stylishly remodelled to include a free - standing cast iron bath, and separate walk in shower. A cast iron radiator and exposed copper piping further adds to the style of the room. Whilst all bedrooms enjoy individual features two are particularly noteworthy owing to both their size and outlook. A staircase from the first floor landing rises to the second floor and

immediately opens to a large room ideal for use as a childrens playroom or teenage den. Positioned off this room is a study with views of the rear garden and a master bedroom suite with a balcony and open-plan ensuite with a free - standing cast iron bath. A separate WC adjacent to this room provides privacy.

Guide price
£775,000

COVID19-Please request a video tour of this property prior to booking a viewing.

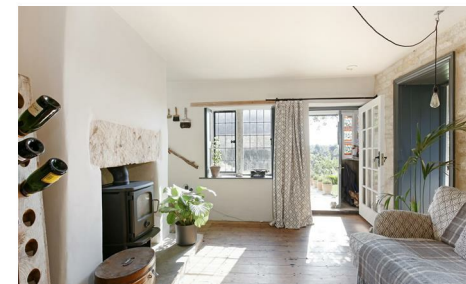
Bristol- 36 Miles.

Cheltenham-14 Miles.

Cirencester- 9.5 Miles.

Stroud- 4.8 Miles.

Nailsworth- 5.1 Miles.



• Entrance Porch • Snug • Sitting Room • Kitchen/Dining Room • Utility, Cloakroom & Boot Room • Family Bathroom • Bedroom 1 with Ensuite & Balcony • 4 Further Bedrooms • Playroom & Study • Gardens, Views & Parking

Outside

The landscaped grounds are a particular joy. The gated front garden provides a raised seating terrace for outside dining and mature flower borders. The main expanse of garden, however, extends to the rear and provides plentiful opportunity. An expanse of level lawn is bordered by vibrant flower borders and provides great space for children to play, whilst a comprehensive range of raised vegetable beds and a green house offer an exciting prospect for the keen gardener. A Cotswold stone outbuilding allows the possibility of development subject to the necessary consents. A beautifully designed curved terrace with pergola presents the perfect vantage point to take in the breathtaking view. A lit driveway offers parking for 2 cars.

Directions

Please speak to Amy or Liz for directions.

Location

Positioned between the centres of Stroud and Cirencester, known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep. Facilities include the 'Old Neighbourhood' pub, three nearby churches and Chalford Hill Primary School, just 0.1 miles away. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including a community run shop, Eastcombe and Bussage Primary School's, Thomas Keble Secondary School (1 mile) and Puddleducks Pre-school. Tesco Metro and Frithwood Doctors Surgery are located just 1 mile away, whilst Eastcombe stores positioned 1.1 miles away offers a variety of produce. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (4.9 miles) and Kemble (9.8 miles) provide a direct line to London Paddington.

General Information

Tenure: Freehold

Postcode: GL6 8EJ

Viewing: Strictly by appointment through Whitaker Seager.


Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

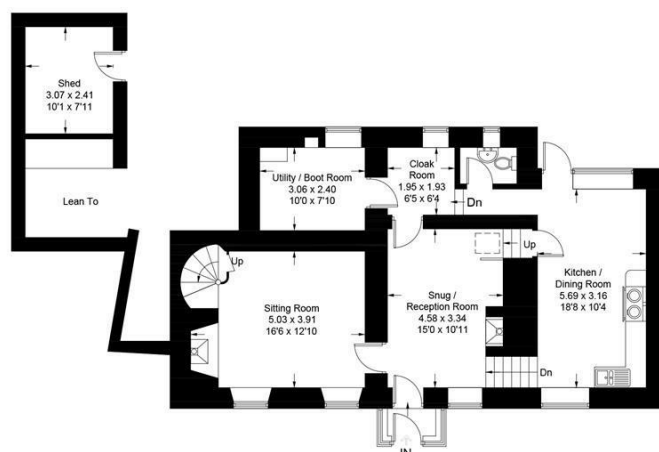
Local Authorities: Stroud District Council. Council Tax Band D and EPC rating D



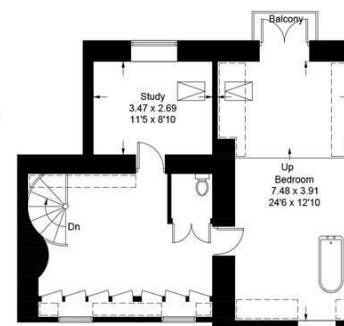
Approximate Gross Internal Area = 227.7 sq m / 2451 sq ft
 Shed = 8.1 sq m / 87 sq ft
 Total = 235.8 sq m / 2538 sq ft
 (Excluding



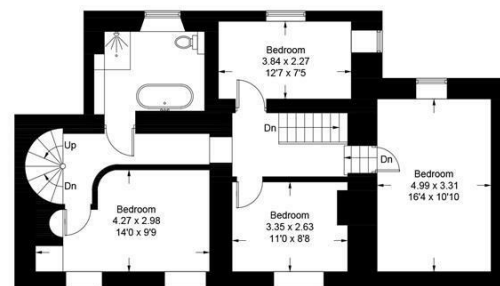
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID670415)

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

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