4 MEADOW COTTAGES
CHALFORD

WHITAKER SEAGER

4 MEADOW COTTAGES, HIGH STREET, CHALFORD, STROUD, GL6 8DL

A BEAUTIFUL PRESENTED 4 BEDROOM COTTAGE WITH A WONDERFUL GARDEN, OCCUPYING A PRETTY COTSWOLD SETTING IN THE HEART OF THE VILLAGE.

the property

A delightful 4 bedroom cottage, occupying a picture postcard Cotswold setting in the heart of this popular and friendly village. With the canal positioned behind the cottage and the River Frome meandering past the bottom of the gently sloping garden, wildlife is in abundance. Having been upgraded by the existing owners, 4 Meadow Cottages is beautifully presented, offering the perfect combination of contemporary style and period features. Accommodation is positioned across three floors with all rooms overlooking the front elevation with a delightful view of the garden and quaint village roof tops beyond. The fabulous triple aspect kitchen has been refitted with stylish grey cabinets, where a central island offers not only great additional storage but a place to socialise whilst cooking. An integral double oven, hob and extractor hood further adds to the rooms appeal. Steps up from the kitchen open to a formal dining area with oak flooring where French doors lead to the front terrace. A doorway from the dining area opens to a formal sitting room with double aspect window and oak flooring. A fireplace with woodburning stove inset is a beautiful and warming feature within the room, whilst a bay window ensures that the room enjoys great light. Also located on this floor is a useful cloakroom. From the kitchen a door opens to the rear hall, offering hanging space for coats and direct access onto the canal tow path. From here stairs rise to the first floor. Three bedrooms are positioned on this level with the third currently being utilised as a home office, where a pretty view of the garden and village are enjoyed. The remaining two bedrooms enjoy a similarly pretty outlook with one room also boasting plentiful built in storage and a period feature fireplace. A generous modern family bathroom with separate shower cubicle serves all bedrooms. A staircase from the landing leads to a further double bedroom with velux roof lights to the front and rear elevations.

Guide price
£495,000

- Kitchen
- Dining Room
- Sitting Room
- Cloakroom
- Rear Hallway
- 4 Bedrooms
- Family Bathroom
- Beautiful gardens
- Village views
- Waterside setting

WITHIN EASY REACH...

Stroud - 4.7 miles
Cirencester - 9.2 miles
Cheltenham - 14.9 miles
Gloucester - 17.6 miles
Bath - 30.4 miles
Bristol - 36 miles
Kemble Railway Station - 9 miles

Outside

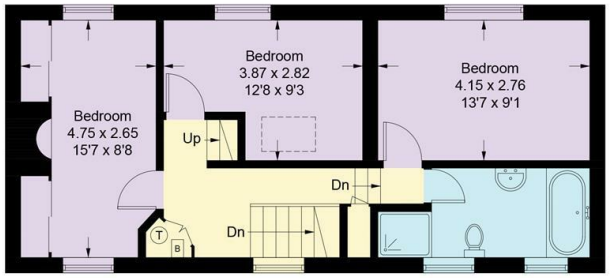
The cottage enjoys both rear and front access. The main door is located to the rear of the property and can be accessed by walking along the canal tow path. On a day to day basis the current owners use the shared pathway that is accessed from the High Street. Immediately adjoining the cottage is an enclosed gravelled courtyard with raised resin deck, offering the ideal spot for alfresco dining. A paved area to the side of the cottage houses a log store and offers space to store bins. The main section of garden is positioned on the opposite side of the shared pathway. Bordering the River Frome the garden is a haven for wildlife. Laid to lawn and incorporating flower beds, fruit trees and soft fruits, all planted by the existing owners, the garden is a riot of colour in the Spring and Summer months. A purpose built riverside patio provides the perfect spot to sit and enjoy this tranquil setting. A timber shed offers external storage. Please note that the rear boundary extends into the canal behind property. A title plan is available which illustrates this. On Street parking can be found on the High Street on a first come first served basis.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford is known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep, including along the adjoining canal path. Facilities include, three nearby churches a wonderful community run shop (located just a stones throw away) and Chalford Hill Primary School. Adjoining villages provide further facilities including, Thomas Keble Secondary School and Puddleducks Preschool. Tesco Metro and Frithwood Doctors Surgery are located just 1.6 miles away. Lavender Bakehouse, a popular choice with both locals and visitors is a short stroll away, as the High Street meets the London Road. Stroud and Cirencester offer more comprehensive provisions including independent, state and grammar schools. Scenic routes radiate to
Cheltenham and Gloucester, mainline railway stations at Stroud and Kemble offer a direct line to London Paddington

4 Meadow Cottages

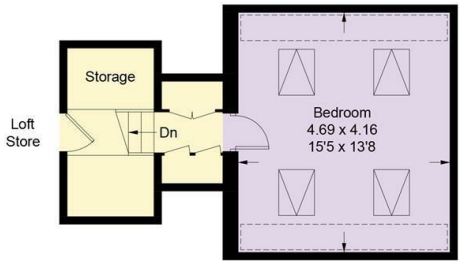
Approximate Gross Internal Area = 132.6 sq m / 1427 sq ft



First Floor

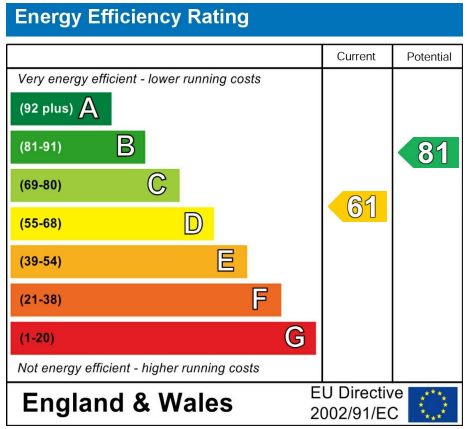
= Reduced headroom below 1.5m / 5'0

Ground Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID822911)



01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 8DL **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.