HEDGES
CHALFORD HILL

WHITAKER SEAGER

HEDGES, SILVER STREET, CHALFORD HILL, STROUD, GL6 8ES

A STUNNING GRADE II LISTED VILLAGE HOME, SET IN VIBRANT COTTAGE GARDENS, PROVIDING BEAUTIFULLY APPOINTED ACCOMMODATION AND IMMENSE CHARACTER.

the property

A most attractive Grade II Listed home, occupying a coveted position within the old part of Chalford Hill, a quintessential English village. Set back from a pretty village lane and enjoying a beautiful cottage garden, this period home is a real Cotswold gem. Having undergone a stylish yet sympathetic programme of modernisation, Hedges affords beautifully presented accommodation as well as immense character throughout. Features are in abundance and include, a flagstone floor, stone mullion windows, an exposed fireplace, and beams. What is particularly striking is its unusually high ceilings which further enhance the feeling of light and space. The main door opens into reception hall with flagstone floor and storage cupboard, stairs rise to the first floor and two doors open to the sitting room. A cloakroom is located to the rear of the cottage, which also provides access to the garden. The charming sitting room spans the depth of the house, double aspect mullion windows provide an outlook to the front garden and rear courtyard and ensure great light. A stone fireplace is complimented by a deep red woodburning stove. The kitchen/dining room is accessed from the sitting room, a vaulted ceiling and French doors opening to the garden make this a most impressive space. The room is fitted with a range of wall and base units, range cooker, dishwasher and fridge. From the first floor landing doors open to bedrooms two and three and a well appointed bathroom. Fitted with a bath and shower cubicle, the room provides bespoke shelving and vanity storage, as well as window shutters with a mirror. Two double bedrooms sit to the front of the cottage, both boasting built in storage, window seats, shutters and exposed beams. The stunning main bedrooms suite is located across the second floor, measuring a whopping 17'4, the room is served by a dressing room, free standing bath and a separate contemporary ensuite shower room. The property is subject to a flying freehold.

Guide price
£600,000

- *Reception hall*
- *Sitting room*
- *Kitchen/dining room*
- *Utility & downstairs cloakroom*
- *Main bedroom suite with dressing room and ensuite*
- *Two further double bedrooms*
- *A well appointed family bathroom*
- *Detached summer house/studio, beautiful cottage gardens*
- *On street parking or public parking in Silver Street car park*
- *Pretty Cotswold village setting, in the heart of the community*

WITHIN EASY REACH...

Stroud - 4.2 miles
Cirencester - 9 miles
Gloucester - 13 miles
Cheltenham - 14 miles
Bath - 29 miles
Bristol - 31 miles
Kemble Railway Station - 7.7 miles

Outside

Set behind a Cotswold stone wall and extending to the front side and rear of the property, the gardens are absolute delight and a real asset to this village home. Having been cleverly designed, the gardens provide great opportunity for the green fingered as well as a level lawn for children to play. The grounds consist of three main areas, a vegetable plot screened by planting lies adjacent to the front boundary, as does a pretty gravelled seating terrace, beyond this lies a level lawn. Vibrant flower borders of immense interest and colour pepper the garden throughout. A detached summer house, currently used as a studio opens to the lawn and further enhances the enjoyment of this fabulous outside space. An enclosed courtyard with BBQ lies to the rear of the cottage and provides a sheltered area for alfresco dining and access to the detached utility room. The utility has been fitted with a range of units and provides plumbing for a washing machine and tumble dryer. Parking can be found in Silver Street public car park or on street, the cottage does not have its own parking. AGENTS NOTES- The property is subject to a small flying freehold. A reciprocal right of way with the adjoining property cottage is listed on the title, however, our vendors advise that this has not been used during their ownership.

Situation

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 highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community run shop and two cafes, The Boho Bakery and The Lavender Bakehouse. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including further primary schools and Thomas Keble Secondary School as well as a selection of village pubs. In addition, Tesco Express, Frithwood Doctors Surgery and Eastcombe stores are positioned within a mile or less. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (4.2 miles) and Kemble (9.5 miles) provide a direct line to London Paddington.

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft
Outbuildings (Including Utility) = 22.4 sq m / 241 sq ft
Total = 131 sq m / 1410 sq ft

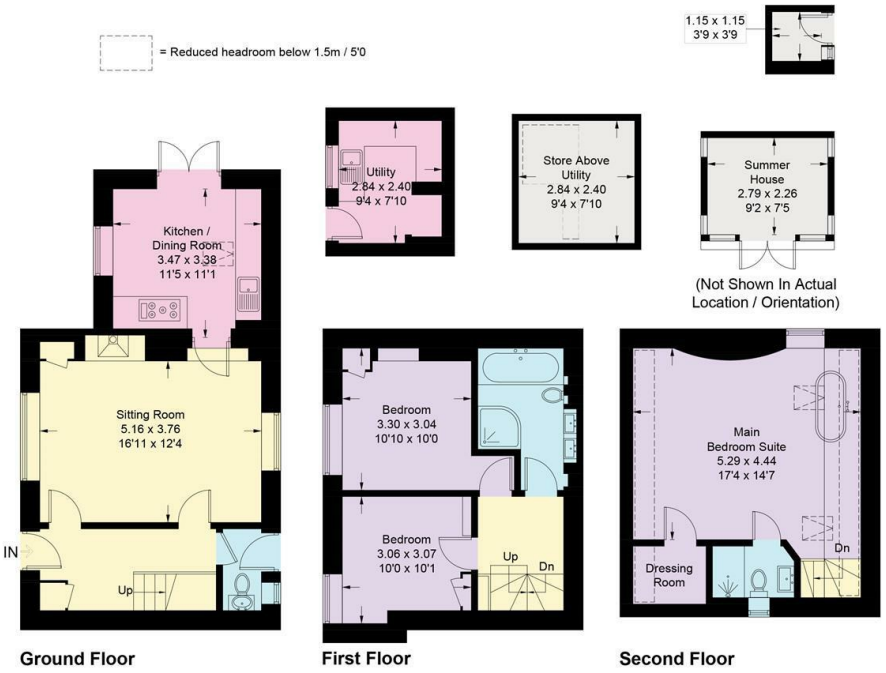

Illustration for identification purposes only, measurements are approximate,
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01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 8ES **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

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.