COURTYARD COTTAGE
CHALFORD HILL

WHITAKER SEAGER

COURTYARD COTTAGE, SILVER STREET, CHALFORD HILL, STROUD, GL6 8ES

A PERIOD HOME, ENJOYING A FABULOUS COTSWOLD SETTING, GREAT LIVING SPACE, ENCLOSED GARDEN AND EASY PARKING FOR 2-3 CARS.

the property

Set within the Cotswold village of Chalford Hill, enjoying ease of access to village amenities including the primary school. Courtyard Cottage is a link detached Cotswold stone home (only linked via the Study). Having been renovated in 2015 by a local builder, the property enjoys great charm and character whilst also offering the creature comforts of contemporary living, such as underfloor heating throughout the ground floor. The property enjoys fantastic living space, where windows from the reception accommodation and kitchen all overlook the southerly facing enclosed garden. The sitting room is a generous room, with stone mullion windows and a door to the garden and two period fireplace with woodburning stoves inset at either end of the room. Wooden flooring flows throughout, a staircase rises behind the fireplace to to the first floor and a door opens to the kitchen. The kitchen dining room boasts a partially vaulted ceiling with exposed A frame timber, two windows as well as Velux roof lights ensure that the room is flooded with light. A comprehensive range of wall and base units offer storage, other features include a double oven, built in fridge freezer and oak worktops. Modern pendant lights highlight the great ceiling height. Room for a dining table is located to the far end of the room. Adjoining the kitchen is a utility room with storage, plumbing for a washing machine and room for a tumble drier or further fridge or freezer. A doorway from the kitchen leads to a small hallway of which extends a snug/study with oak flooring and downstairs shower room with built in storage. This lends itself to use as a fourth bedroom. Two bedrooms are located on the first floor, both with exposed beams and stone mullion windows. The main bedroom enjoys a vaulted ceiling and offers room for a super king size bed. A third attic bedroom with A frame timbers is located on the top floor, there is restricted head height. A family bathroom serves all bedroom.

£650,000

- *Kitchen/dining room*
- *29'6 sitting room*
- *Snug/study*
- *Utility*
- *Downstairs shower room*
- *3 bedrooms*
- *family bathroom*
- *Enclosed southerly facing low maintenance garden*
- *Gravel driveway*
- *Village setting with some elevated views.*

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

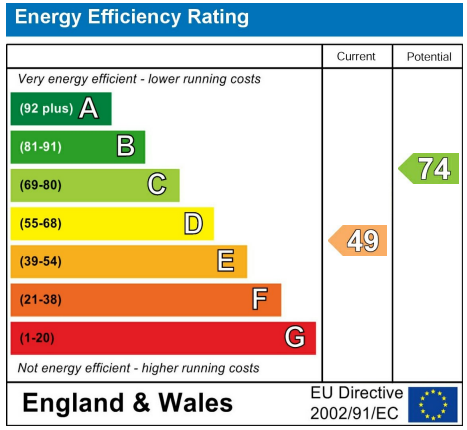
Set behind a low level Cotswold stone wall with attractive pleached hedging above, the low maintenance garden enjoys a southerly aspect. A stone patio provide opportunity for outside lounging or dining as well as room to BBQ. An attractive stone bench sits below one of the kitchen windows. A small level lawn offers room for children to play, whilst a further gravelled area offers opportunity to enjoys the last of the evening sun. A timber shed with light and power as well as an external electrical point offer useful storage. A large gravel parking area with bin store is located opposite the cottage and provides easy parking for 2-3 vehicles. This is registered across a second title. AGENTS NOTES- This property is owned by a member of the Whitaker Seager team.

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, Scrumptious 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 = 130.8 sq m / 1408 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID987259)



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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: . Council Tax Band and EPC rating E

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.