2 HILLSIDE
CHALFORD HILL

WHITAKER SEAGER

2 HILLSIDE, COMMERCIAL ROAD, CHALFORD HILL, STROUD, GL6 8QF

A CHARMING COTTAGE, BOASTING A PRETTY LEVEL GARDEN, A STUNNING OPEN VIEW AND A HAND BUILT KITCHEN WITH DINING AREA. ELEVATED WITHIN A SOUGHT AFTER COTSWOLD VILLAGE. OFFERING 1145 SQ FT OF ACCOMMODATION.

the property

Elevated within the sought after Cotswold village of Chalford Hill, boasting a stunning and southerly open aspect over the wooded valley, lies this semi-detached period home. Extended in more recent history, this Cotswold stone cottage provides beautifully presented accommodation, immense character and a pretty garden with a fabulous view. The main entrance opens into a an exceedingly useful hall/boot room, where further doors lead into the cottage and open to the rear garden. With a tiled floor, the hall offers a place to hang coats and remove muddy boots. The remodelled kitchen/dining room sits within the original Cottage. Upgraded by the current owner, the kitchen has been fitted with timeless bespoke cabinets. A small Everhot range is used for cooking and there is space for a fridge, freezer and dishwasher. A tiled floor flows from the kitchen to the dining area, where a pretty fireplace with woodburner inset, forms an attractive focal point. The sitting room extends beyond the kitchen and lies within the extension. Two sets of French doors open to the garden and oak flooring flows throughout. A staircase rises from the kitchen to the first floor, where a split level landing provides access to the family bathroom, bedroom and study (occasional guest bedroom). One double bedroom lies to the front of the cottage and affords a doubles aspect outlook with views over the garden and valley beyond. This is accessed by walking through one of the original bedrooms to the cottage, which now provides an excellent hobbies room/study or occasional bedroom, as demonstrated by the current owner. A cupboard houses the inverter for the solar panels. The bathroom is generous in size and provides a bath and separate shower cubicle. A large attic bedroom is located on the top floor. This L shaped room is particularly impressive, owing to its size, beautiful outlook and built in storage. The property is warmed by gas central heating and benefits from solar panels.

Guide price

£399,995

- *Entrance hall/boot room*
- *Kitchen/dining room*
- *Sitting room*
- *2 bedrooms*
- *Study/hobbies room (used by current owner as occasional guest bedroom)*
- *Family bathroom*
- *Beautiful level garden with open views*
- *Solar panels*
- *Beautiful elevated view*
- *Ofcom: Ultrafast broadband available with Gigaclear and Openreach -Indoor mobile coverage likely with O2*

WITHIN EASY REACH...

Stroud - 4 miles
Kemble Railway Station - 9.2 miles
Cirencester - 11 miles
Cheltenham - 14 miles
Gloucester - 14 miles
Bath - 31 miles
Bristol - 33 miles

Outside

Steps to the side of the cottage lead to the main entrance and into the level garden. The garden is a huge asset to this cottage. Laid to lawn and planted with mature borders the area is bounded by Cotswold stone walling and affords the most beautiful open view across adjoining fields, to the wooded valley beyond. As is common throughout the the village, a natural spring can be found in the garden. A paved seating terrace immediately adjoins the cottage and offers great opportunity for outside dining. Parking can be found in the nearby Silver Street public car park or on street in the nearby lanes. what3words for Silver Street car park unlocking.configure.taken

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 and Kemble provide a direct line to London Paddington.

Approximate Gross Internal Area = 106.4 sq m / 1145 ft

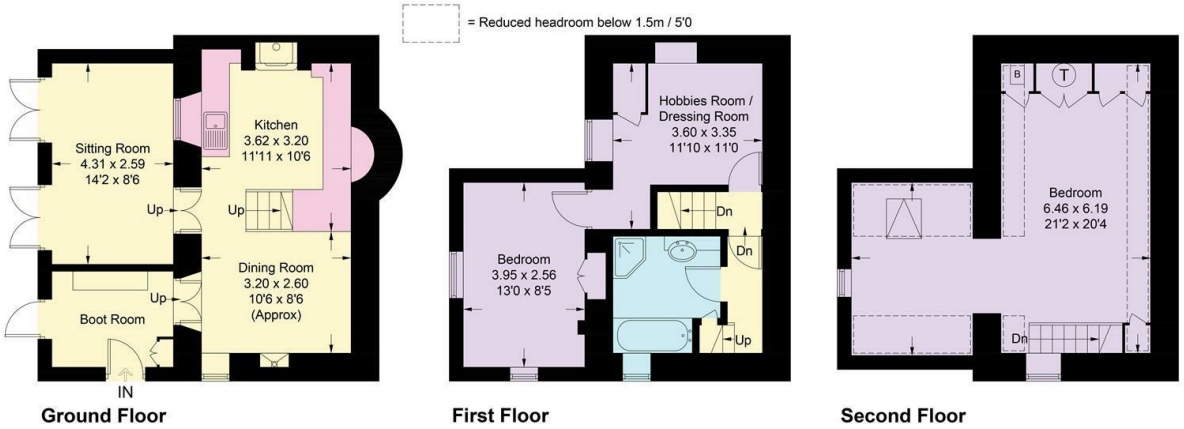
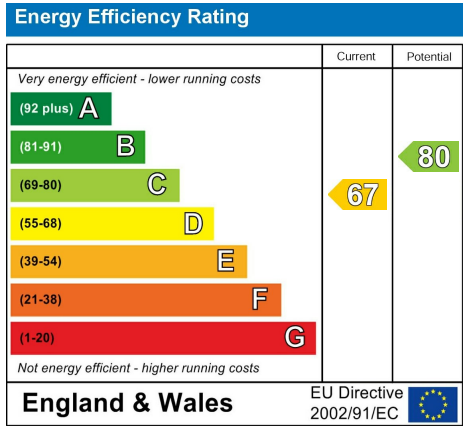


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101928)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 8QF **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 C 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.