

MILFORD HOUSE CHALFORD HILL



WHITAKER
SEAGER



MILFORD HOUSE, BURCOMBE, CHALFORD HILL, STROUD, GL6 8BQ

ENJOYING A PRIME VILLAGE LOCATION, THIS RENOVATED AND EXTENDED DETACHED HOME OFFERS LIGHT-FILLED OPEN-PLAN INTERIORS AND A 1/3 ACRE PLOT.

The property

A beautifully presented and thoughtfully extended detached 1940s family home, set in the sought-after village of Chalford Hill.

This property has undergone a comprehensive transformation and now offers superb contemporary living space. You enter via an open canopied porch into a bright hallway with cloakroom, built-in storage and staircase to the first floor. To the right, an inviting sitting room is centred around a stone fireplace with inset wood-burning stove. To the left lies the heart of the home: a 'show stopping' L-shaped open-plan kitchen, dining and family area — perfect for modern living. The front-facing kitchen is stylish and functional, featuring high-quality units, a central island, integrated Neff appliances (combination oven, main oven, warming drawer, gas hob), Quooker instant hot water tap and Bosch dishwasher. Folding sliding doors open onto a generous two-tiered terrace

framed by the front garden — ideal for alfresco dining. This space flows into a dining area warmed by a second wood-burning stove, and beyond into a substantial rear living area extending along the house. Windows and bi-fold doors fill the room with light, connecting it to the garden. This versatile space suits entertaining, working from home, or a play area for children. A tiled utility/mudroom offers bespoke fitted storage, an integrated freezer and space for a washer and dryer. Side access is ideal for family life and muddy boots. Upstairs, a split-level landing leads to four double bedrooms. To the rear, two share a connected dressing room — ideal as a walk-in wardrobe or adaptable into an en suite (plumbing in place). The two front bedrooms enjoy far-reaching views, one with bespoke built-in wardrobes. The large family bathroom features a pedestal basin, WC, bath, large walk-in shower, and a walk-in storage area. A substantial, fully boarded loft with pull-down ladder provides storage while concealing the boiler, water filtration, home network and CCTV systems.





Guide price
£825,000

- *Hall with Cloakroom*
- *Sitting Room*
- *Open Plan - kitchen/dining/family space*
- *Utility*
- *Four Double Bedrooms*
- *Bathroom*
- *Gas C/H*
- *Parking for multiple cars*
- *1/3 acre plot*
- *Greenhouse & Shed*

WITHIN EASY REACH...

Cirencester 10 miles

Stroud 5.2 miles

PROPERTY INFORMATION

Ofcom. Mobile coverage -

Good. Broadband Superfast

available

Septic Tank

Outside

Externally, the property sits within a generous third of an acre plot. The grounds are a real highlight, wrapping around the property and offering both privacy and outdoor space. At the front, a handsome Cotswold stone boundary wall and a row of pleached trees create a sense of seclusion. A large, gated driveway providing parking for multiple vehicles. The superb two-tiered patio to the front with a contemporary glass surround - perfect for entertaining. The space is surrounded by a variety of mature planting, trees and lawn. This curves around the left side of the house to the rear garden, where much of the outdoor activities take place. Here you'll find a 10m greenhouse with electricity and water, a 7.5m shed, raised vegetable beds, fruit trees, an additional lawned area, tree house and even a fun 'hobbit' mound for children to enjoy.

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 The Lavender Bakehouse and cafe. 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 = 185.7 sq m / 1999 sq ft
 Outbuildings = 42.0 sq m / 452 sq ft
 Total = 227.7 sq m / 2451 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230700)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8BQ

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 Tax Band F and EPC rating C

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.

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