

2 THE ORCHARD CHALFORD HILL



WHITAKER
SEAGER



2 THE ORCHARD, SILVER STREET, CHALFORD HILL, STROUD, GL6 8QQ

A RECENTLY REFURBISHED 2 BEDROOM COTTAGE, LOCATED IN THE HEART OF THIS COTSWOLD VILLAGE WITH A LEVEL GARDEN.

The property

A charming two-bedroom cottage, sympathetically refurbished and upgraded, nestled in the old part of Chalford Hill and enjoying a generous level garden.

This mid-terrace home blends period character with modern improvements, including a new boiler, upgraded electrics, a new bathroom, and a newly fitted traditional shaker-style kitchen opening onto the garden. The main entrance leads into a bright kitchen, complete with a window and stable door providing direct access outside. Shaker cabinets sit beneath oak worktops, complemented by a Belfast sink with brass taps, enhancing the room's classic appeal. There is an integrated oven and hob, along with open shelving.

From the kitchen, a doorway leads into the sitting room, where features include oak flooring, a fireplace with space for a wood-burning stove, and a charming

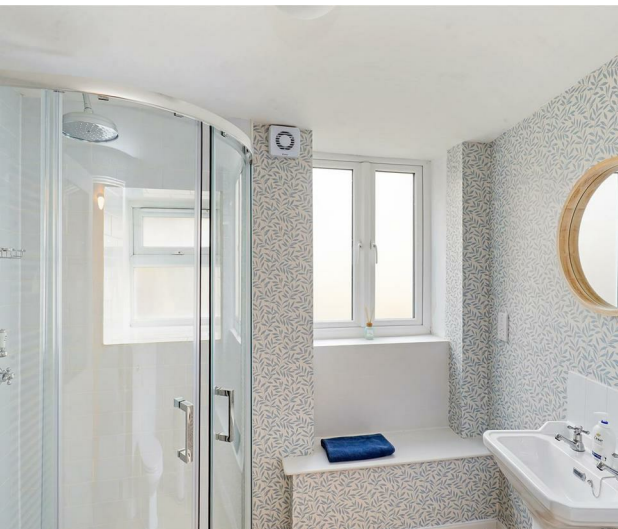
window seat. Stairs rise from here to the first floor.

Adjoining the sitting room is an extremely useful utility room, offering practical space for coats and shoes. It also benefits from floor-to-ceiling cupboards with plumbing for a washing machine and additional storage. A step up from the utility room leads to a pretty shower room with a corner enclosure and heated towel rail.

On the first floor, a delightful bedroom with pretty floral wallpaper and wall-mounted lighting enjoys views over the garden and across the rooftops to the valley beyond. A further staircase on the first floor landing leads to the top-floor bedroom, which benefits from similar picturesque views.

The property is subject to a creeping freehold. A 1951 conveyance makes reference to the neighbouring home having a right to use the well. This well is no longer in use.





Guide price
£335,000

- Kitchen
- Utility/boot room
- Sitting room
- Shower room
- 2 bedrooms
- Level garden
- Rural views across the village roof tops to the valley beyond
- Located in the heart of this Cotswold village community
- Gas central heating. Mains drainage
- Ofcom - Ultrafast broadband available
- good outdoor mobile coverage, variable in-home with EE and O2

WITHIN EASY REACH...

Stroud - 3.8 miles

Kemble Railway Station - 7.7 miles

Cirencester - 9.1 miles

Gloucester - 13 miles

Cheltenham - 14 miles

Bath - 29 miles

Outside

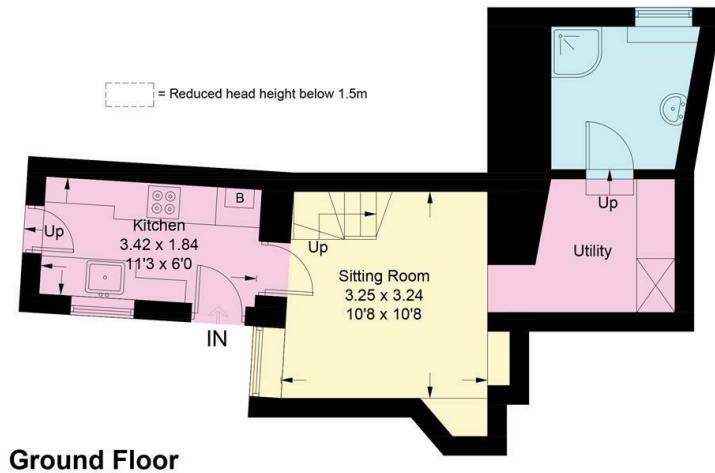
Set behind a low-level Cotswold stone wall, the garden is surprisingly generous and predominantly level. Recently seeded, it is expected to mature beautifully over the coming months, transforming into an attractive outdoor space. A pedestrian gate opens onto a pea shingle path, providing access to the main entrance and continuing around to the kitchen's stable door. To the far end of the garden extends a gravelled seating area. The garden boasts a desirable south west facing aspect. Whilst the property does not have its own private parking, it benefits from close proximity to Silver Street car park.

Situation

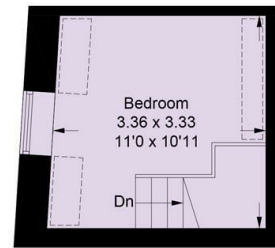
Positioned between the centres of Stroud and Cirencester, Chalford is a picturesque village known for its winding lanes, tucked-away corners, and clusters of Cotswold stone homes, all set within an Area of Outstanding Natural Beauty. An abundance of scenic walks lies quite literally on the doorstep, making it a haven for walkers, cyclists, and nature lovers. The village benefits from excellent local amenities, including the highly regarded Chalford Hill Primary School, Puddleducks Pre-School, a vibrant community-run shop, and the much-loved Lavender Bakehouse and Pudney Pie Cafe, both favourites with locals and visitors alike. The Old Neighbourhood pub has quickly gained its reputation as a warm and welcoming village hub, offering great food and a friendly atmosphere. Chalford and its surrounding villages provide further facilities, such as additional primary schools, Thomas Keble Secondary School, and a variety of traditional pubs. Practical needs are also well catered for, with a Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores all within a mile. The nearby market towns of Stroud and Cirencester offer a wider range of amenities, including independent and high street shops, cafés, state, independent and grammar schools. For commuters, mainline railway stations at Stroud and Kemble provide direct services to London Paddington, while scenic routes connect easily to Cheltenham, Gloucester, and beyond.



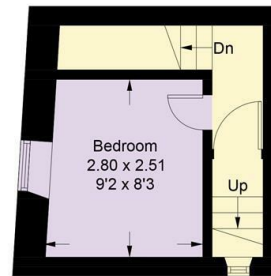
Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286739)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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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Useful Information

Tenure: Freehold

Postcode: GL6 8QQ

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 B 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.

