

# 1 THE ORCHARD CHALFORD HILL



WHITAKER  
SEAGER



# 1 THE ORCHARD, SILVER STREET, CHALFORD HILL, STROUD, GL6 8QQ

A TRADITIONAL COTSWOLD COTTAGE, ENJOYING FAMILY ACCOMMODATION, AN ENCLOSED REAR GARDEN AND IMMENSE CHARM THROUGHOUT.

## *The property*

Nestled in the heart of a sought-after hilltop village, this pretty Cotswold cottage offers far more than its charming front façade suggests. Brimming with character and well-proportioned throughout, 1 The Orchard blends traditional style with practical living across its thoughtfully arranged spaces. A welcoming entrance porch, which cleverly doubles as a utility area, opens into the family kitchen—an inviting space complete with in-frame cabinetry, walnut worktops, a Belfast sink, range cooker, flagstone flooring and exposed timbers, all complemented by ample room for dining. A step up leads to a distinctive extension, with multiple windows and a door to the garden. This pretty room offers flexibility as a snug, study, playroom or dining room. From the inner hall with stairs to the first floor and understairs storage, you gain access to the generous sitting room, where three

front-facing windows, exposed timber floors, and a handsome stone fireplace with a woodburner inset create a warm and comfortable retreat. This beautiful room measures an impressive 22'1". Upstairs, a split-level landing gives way to two bedrooms and a family bathroom with shower over the bath; one room overlooks the peaceful garden and features an exposed Cotswold stone wall, 'A' frame timbers and built-in storage, while the other enjoys pretty rooftop views across the village. A second staircase leads to the top floor and the principal bedroom, where exposed stonework, beams, a dormer window, and an en-suite bathroom with separate shower cubicle combine to create a welcoming and characterful retreat. The cottage is warmed by gas central heating throughout. The property is subject to a flying freehold.





**Guide price**  
**£525,000**

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- Entrance Porch/utility
  - Kitchen/dining room
  - 22'1 sitting room
  - Snug/study
  - Main bedroom suite with ensuite shower room
  - 2 further bedrooms and family bathroom
  - Enclosed rear garden
  - Parking for up to one car
  - Ofcom - Ultrafast broadband available - Good outdoor mobile signal, variable indoor signal with EE & O2
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**WITHIN EASY REACH...**

*Stroud - 4.4 miles*

*Kemble Railway Station - 9.1 miles*

*Cirencester - 11 miles*

*Cheltenham - 14 miles*

*Gloucester - 14 miles*

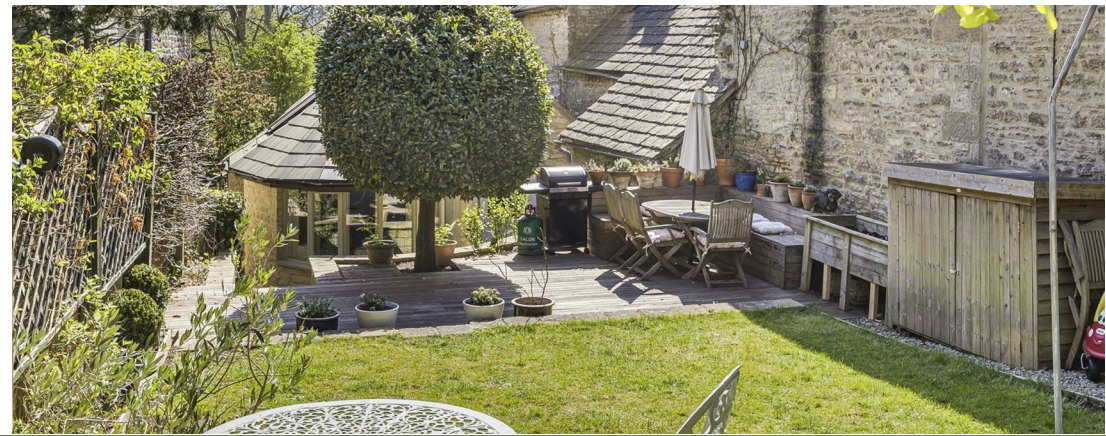
*Bath - 31 miles*

## *Outside*

To the front of the cottage, a gravelled area provides convenient parking for up to one car directly beside the main entrance, while a gated side access leads through to the rear garden. Steps up lead to a decked BBQ area, complete with a mature bay tree that creates a natural focal point and sense of privacy. Beyond lies a level lawn, bordered by established planting, and a further raised, paved seating area offering a pleasant spot for outdoor dining or quiet relaxation, all framed by flower borders that bring seasonal colour and charm throughout the year.

## *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 recently reopened Old Neighbourhood pub has quickly regained 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 = 129.6 sq m / 1395 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225036)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 C 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.

