

FLEECE HOUSE
CHALFORD HILL



WHITAKER
SEAGER



FLEECE HOUSE, CHALFORD HILL, STROUD, GL6 8EJ

A BEAUTIFUL, DETACHED PERIOD HOME, NESTLED IN THIS SOUGHT AFTER COTSWOLD SETTING, CLOSE TO LOCAL AMENITIES. BOASTING WELL PROPORTIONED FAMILY ACCOMMODATION AND JUST UNDER HALF AN ACRE OF GARDENS AND GROUNDS. IN NEED OF MODERNISATION, OFFERING SUPERB POTENTIAL WITH LAPSED PLANNING FOR AN ADDITIONAL DWELLING.

The property

Fleece House is a charming detached Cotswold stone period home, occupying a superb and sought-after position in the old village of Chalford Hill. Set in just under half an acre of gardens and grounds, this much-loved home has been in the same ownership since the 1960s and now presents an exciting opportunity for new owners to modernise and make it their own while enjoying the welcoming community. The house offers well-proportioned accommodation full of character, with features including stone mullion windows, exposed beams and lintels, and fireplaces. The main entrance opens to a reception hall with a stone spiral staircase and a cloakroom. From here, a hallway leads to two principal reception rooms along the south elevation, each enjoying garden views. The spacious living room has two windows, a garden-access door, and a fireplace with inset gas stove, while the sitting room features an inglenook fireplace and large picture window. The generous kitchen/dining room includes

pine cabinets and ample space for entertaining, with a door to the front courtyard. A connecting door from the sitting room leads to a boot room/utility with Belfast sink and external access, linking to a large workshop. A second staircase leads to the first floor, where four bedrooms and a family bathroom are located. The principal bedroom enjoys a double aspect, walk-in wardrobe and ensuite shower room. A further staircase leads to a top-floor room with exposed A-frame beams, ideal as an office or hobbies room. The property is warmed by night storage heating. Outside, Fleece House sits in a generous plot behind a five-bar gate and gravelled driveway, leading to a double garage with a room above. Two front courtyards are enclosed by stone walls, with one having double gate access. The garden lies to the south and east and includes lawns, an orchard, a charming stone pigsty. The property achieved planning for an additional dwelling, this has since lapsed ref S.13/0640/VAR





Guide price
£950,000

- Reception hall and cloakroom
 - Sitting room and living room
 - Kitchen/dining room
 - Boot room, utility, cloakroom
 - Main bedroom with ensuite shower room
 - 3 Further bedrooms
 - Family bathroom and office/hobbies room
 - Gated driveway, double garage with store room/studio above, outbuildings
 - Just under half an acre of grounds - lapsed planning for an additional dwelling
 - Ofcom- Superfast broadband available – Good outdoor mobile coverage, variable indoor coverage with O2, EE and Three
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WITHIN EASY REACH...
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you need to in this space.*

Outside

Situation



Approximate Gross Internal Area = 261.8 sq m / 2818 sq ft
 Garage = 45.4 sq m / 489 sq ft
 Workshop = 17.5 sq m / 188 sq ft
 Outbuildings = 31.9 sq m / 343 sq ft
 Total = 356.6 sq m / 3838 sq ft

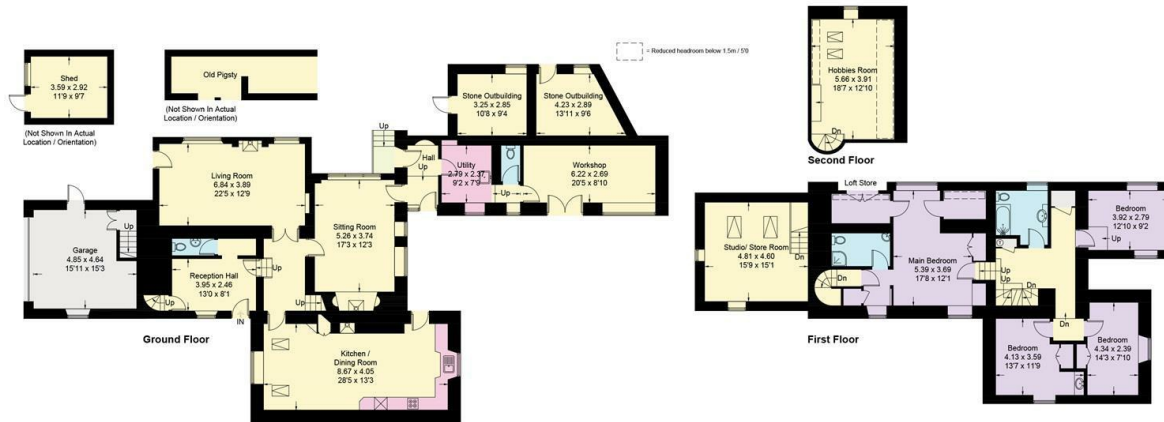


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237255)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8EJ

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 G and EPC rating

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.

