

# GLENDALOUGH CHALFORD HILL



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## GLENDALOUGH, BURCOMBE, CHALFORD HILL, STROUD, GL6 8EL

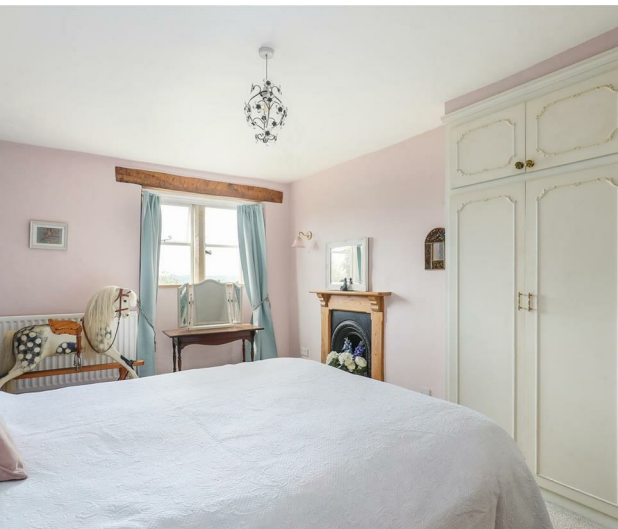
A DETACHED PERIOD 4 BEDROOM HOME,  
ELEVATED IN A DESIRABLE COTSWOLD  
SETTING. WITH ELEVATED VIEWS, GARAGE  
AND PARKING.

### *The property*

Situated in the desirable Cotswold village of Chalford Hill, Glendalough is a delightful period property full of charm and character. Set in an elevated position and enjoying excellent privacy, the home boasts southerly views over its garden, village rooftops, and the surrounding wooded valley. This well presented family home offers spacious, flexible accommodation over three floors, ideally suited to modern living while retaining its period features. The main entrance opens into a practical porch which leads into the living spaces. The ground floor offers two attractive and interconnected reception rooms: a sitting room with a stone fireplace with woodburner and mullioned window to the garden, flowing into a formal dining room with its own stone fireplace and electric fire inset. These warm, welcoming spaces are ideal for both everyday living and entertaining. From the dining room, a step down leads into a charming kitchen/breakfast room. Fitted with a range of wall

and base units, a range cooker, and an understairs larder cupboard, this inviting space also affords direct access to the garden. A door from the kitchen opens onto a secondary staircase leading to a versatile home office or guest bedroom, offering excellent flexibility. The main staircase rises from the sitting room to the first floor, where two double bedrooms are located to the south elevation. Both enjoy attractive views, mullioned windows, fireplaces, exposed beams, and timber lintels. The principal bedroom also benefits from built-in wardrobes and a sink. A family bathroom with a shower cubicle and separate WC with basin serve this level. A further staircase leads to the top floor, where a bright, spacious open-plan room is currently used as guest accommodation. With exposed A-frame beams, loft storage, and double-aspect windows, it's full of natural light. A connecting door leads to another double bedroom, with similar features. Both are served by bathroom with shower.





**Guide price**  
**£775,000**

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- Entrance porch
  - Sitting room opening into dining room
  - Kitchen/breakfast room
  - Home office/hobbies room/bedroom
  - 3 further bedrooms, plus second floor attic room/guest room
  - Two bathrooms and additional first floor cloakroom
  - Attached garage with utility and cloakroom, parking for one car
  - Pretty enclosed gardens
  - Gas central heating
  - Ofcom - superfast broadband available  
- Good indoor and outdoor mobile coverage with EE and Three
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### **WITHIN EASY REACH...**

Stroud - 4 miles  
Kemble Railway Station - 10 miles  
Cirencester - 11 miles  
Cheltenham - 14 miles  
Gloucester - 14 miles  
Bath - 31 miles  
Bristol - 34 miles  
The new owners will need to effect first registration of this house.

## *Outside*

Enclosed by a Cotswold stone wall, the gardens are a real joy, boasting privacy, space for children to play, and mature planting throughout, with plenty of opportunity for the keen gardener. A parking space leads to an attached garage; an internal step down within the garage leads to a useful utility. The gardens enjoy a southerly aspect with views across the adjoining rooftops to the wooded valley beyond. Extensive and vibrant flower borders throughout provide year-round interest and colour, whilst a beautifully maintained Yew tree creates shade in the warmer months. A level lawn provides ample space for play. Beyond lies a productive vegetable patch, shed and greenhouse. A paved seating terrace immediately adjoins the house, creating the perfect spot for outdoor dining, while a Cotswold chipping path allows easy access from the cottage to the vegetable patch, even in wetter months. The property benefits from pedestrian access over the side lane, where a gate opens into the garden.

## *Situation*

Positioned between the centres of Stroud and Cirencester, Chalford is a charming village known for its winding lanes and quaint corners dotted with traditional Cotswold stone homes, offering an abundance of beautiful countryside walks right on the doorstep. Encircled by the picturesque Cotswold landscape, the area combines rural charm with convenient amenities, including the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community-run shop, and the popular Pudney Pie Cafe and Lavender Bakehouse. The village and its adjoining communities provide a range of additional facilities such as further primary schools, Thomas Keble Secondary School, and a selection of welcoming village pubs, including an old neighbourhood pub that remains a cherished local institution, offering a cosy atmosphere and a strong sense of community. Within a mile or less, residents also benefit from access to Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores, while the nearby market towns of Stroud and Cirencester offer a wider range of amenities including independent, state, and grammar schools. The area is well connected, with scenic routes leading to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble, both offering direct services to London Paddington.



Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Under Croft = 4.2 sq m / 45 sq ft  
 Total = 214.5 sq m / 2309 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231897)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</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 8EL

**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 F 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.

