TANKARD HOUSE
CHALFORD











WHITAKER SEAGER







TANKARD HOUSE, HIGH STREET, CHALFORD, STROUD, GL6 8DW

A BEAUTIFULLY APPOINTED, GRADE II LISTED DETACHED FAMILY HOME, ENJOYING A SOUTHERLY ASPECT AND DETACHED GARAGE.

the property

A beautifully appointed home, elevated above the picturesque High Street of Chalford and enjoying delightful views across the village rooftops. Tankard House is a detached Grade II listed home, with detached garage, occupying a desirable south-facing position in the heart of this Cotswold community. Beautifully presented throughout, the property has been sympathetically enhanced, combining period charm with tasteful contemporary finishes. Approached through the pretty front garden, the main entrance is sheltered beneath an elegant canopy. The front door opens into a hall, from which stairs rise to the first floor and doors lead into the principal reception rooms. The impressive sitting room is light and spacious, benefiting from two windows overlooking the front garden. A substantial fireplace with a striking stone surround and wood-burning stove creates a focal point, while parquet flooring adds further character. The formal dining room is equally attractive, enjoying views and featuring a fireplace with wood-burning stove and bespoke fitted storage and shelving. Beyond, the traditional kitchen is fitted with shaker-style cabinetry and oak worktops, with appliances including a range cooker, dishwasher and two drawer fridge. A door provides access to the garden, while an internal door leads to a substantial utility and storage area housing the boiler. The first floor is particularly appealing. A landing, arranged as a snug, provides a versatile additional living space with exposed beams and attractive views towards the valley. Doors lead to bedrooms one and two, together with the family shower room, while a staircase rises to the second floor. The principal bedroom enjoys a lovely south-facing outlook and benefits from a stylish en-suite bathroom featuring a freestanding stone composite bath and bespoke vanity unit. Bedroom two is another beautiful room, and this combined with two pretty second floor bedrooms is served by the stylish modern shower room.







Offers invited

£799,950

- *Double garage & landscaped gardens - total plot 0.17 of an acre*
- *2 reception rooms including 25'9 sitting room*
- *Kitchen*
- *Utility/store*
- *Main bedroom served ensuite bathroom with freestanding bath*
- *3 further bedrooms*
- *Modern shower room*
- *Landing used as snug*
- *Gas central heating & mains drainage*
- *Ofcom - Ultra fast broadband available - outdoor mobile coverage good*

WITHIN EASY REACH...

Stroud - 3.9 miles
Kemble railway station - 7.2 miles
Cirencester - 8.6 miles
Cheltenham - 14 miles
Bath - 29 miles
Bristol - 31 miles

Outside

Elevated above the lane and enjoying an open outlook across Chalford High Street to the wooded valley beyond, Tankard House benefits from a detached garage with an electric roller door — a rare feature in the immediate area. The gardens extend around three sides of the property. The front garden is raised above the High Street, allowing it to make the most of its sunny southerly aspect. Stone steps lead through a pedestrian gate and along a flagstone path to the cottage. A level lawn lies to the front, while a variety of flower borders showcase traditional cottage garden planting, including roses, peonies, and box hedging. A lean-to wood store and adjoining potting shed will appeal to keen gardeners. Stone steps between the front door and kitchen door lead down to a well and cellar (which is also accessible internally from the rear store). The current owners use water from the well to irrigate the garden. At the front of the property, a further door opens into an extensive storage area that wraps around the side and rear of the house. This space is also accessible internally from the kitchen. Steps rise along the side of the cottage to a paved rear terrace lined by Lavender, which provides an excellent vantage point from which to enjoy the views. Beyond the garage, a further section of garden is arranged over a series of terraces and is currently used for growing fruit and vegetables. It also includes an area sown with wildflower meadow seeds.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford is a charming village known for its winding lanes and quaint corners, dotted with Cotswold stone homes. The property also sits within a conservation area, further enhancing the character and preservation of its attractive surroundings. An abundance of beautiful walks are on the doorstep, including the picturesque canal path. The village enjoys a vibrant community spirit, centred around Chalford High Street, home to local artists and craft studios. Facilities include three nearby churches, a wonderful community-run shop just a stone's throw away, Lavender Bakehouse, and Chalford Hill Primary School. Adjoining villages provide further amenities, including Thomas Keble Secondary School and Puddleducks Preschool. Tesco Metro and Frithwood Doctors Surgery are only 1.6 miles away.
Stroud and Cirencester offer more comprehensive provisions, including independent, state, and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble provide direct services to London Paddington.



Approximate Gross Internal Area = 215.9 sq m / 2324 sq ft
Cellar = 14.7 sq m / 158 sq ft
Double Garage = 27.1 sq m / 292 sq ft
Potting Shed = 4.7 sq m / 50 sq ft
Total = 262.4 sq m / 2824 sq ft
(Excluding Lean To Log Store)

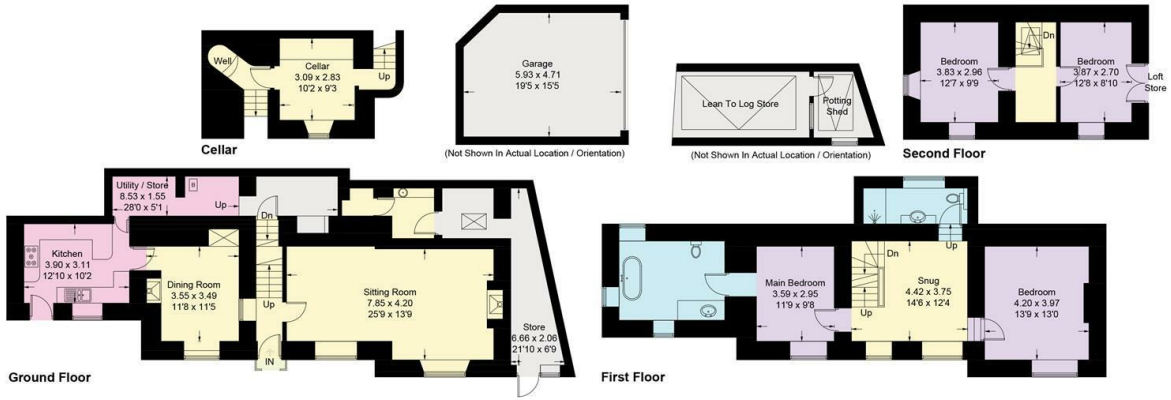


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307461)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 8DW **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

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.