FRANCE CORNER
CHALFORD HILL











WHITAKER SEAGER







FRANCE CORNER, BURCOMBE, CHALFORD HILL, STROUD, GL6 8EL

AN IMPRESSIVE GRADE II LISTED HOME, POSITIONED IN THE HEART OF THIS COTSWOLD VILLAGE COMMUNITY. THE PROPERTY PROVIDES GENEROUS ACCOMMODATION MEASURING 4218 SQ FT THAT NOW REQUIRES REFURBISHMENT, INCLUDING A REROOF. THE PROPERTY SITS WITHIN 1/3 OF AN ACRE, WITH GLORIOUS PRIVATE GARDENS.

the property

A beautiful Grade II Listed house in the centre of this sought after Cotswold village community, dating from the mid–late 18th century and originally three weavers' cottages. France Corner offers generous accommodation measuring 4128 sq. ft with retained period features throughout. Having been a much-loved family home for many years, this pretty home now requires a full refurbishment throughout, including a full re-roof (quote available upon request).

Versatile family accommodation is arranged over three floors, including a kitchen/breakfast room, three charming reception rooms drenched in period features, six bedrooms, three bath/shower rooms and a large home office with external staircase, all of which offer flexibility for a range of uses including working from home or multi-generational living.

Set within just over one-third of an acre in total. The gardens are a particular feature of this home. Hidden behind a high Cotswold stone wall, the gardens offer a great feeling of privacy. Landscaped to include lawns, mature trees and established planting there is room for children to play and great opportunity for the green fingered. A gravel driveway provides parking and leads to a detached outbuilding used for storage. Further Cotswold stone outbuildings within the garden provide additional storage, or potential, subject to listed building consent. The neighbouring cottage, Fernleigh, has a right of way over the driveway.

Ofcom states that Superfast broadband via open reach is available at this address,
indoor mobile phone signal is likely with Three and EE.







Offers invited

£800,000

- *Hall and cloakroom*
- *Kitchen/breakfast room with adjoining scullery/utility*
- *Drawing room*
- *Sitting room and dining room*
- *6 bedrooms and 3 bath/shower rooms*
- *Kitchenette*
- *Home office*
- *Private landscaped and well stocked gardens - total plot 0.38 of an acre*
- *Several outbuildings*
- *Located in a conservation area. Set within walking distance of village primary school*

WITHIN EASY REACH...

Stroud – 4 miles
Kemble Railway Station – 9.3 miles
Cirencester – 11 miles
Cheltenham – 13 miles
Gloucester – 14 miles
Bath – 31 miles
Bristol – 33 miles

Outside

A gravel driveway runs along the north side and to the rear of the property, leading to a detached outbuilding. It provides parking for several vehicles. The gardens are mainly to the south and are enclosed by a Cotswold stone wall, providing great privacy. They have been carefully planted over time and include a mix of established plants and mature trees. There are lawned areas with planted borders, along with a flagstone patio next to the house that can be used for outdoor dining. Additional features include a pond and a detached Cotswold stone outbuilding with a flagstone floor and exposed timber beams. It is currently used for storage but could be adapted for other uses, subject to the necessary consents. The neighbouring cottage (Fernleigh) has access over the driveway, to their entrance located behind France Corner.

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 = 391.9 sq m / 4218 sq ft
Outbuildings = 32.4 sq m / 349 sq ft (Including Garage)
Total = 424.3 sq m / 4567 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122406)

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PrimeLocation.com Zoopla rightmove

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

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.