1 COTSWOLD PLACE
CHALFORD HILL

WHITAKER SEAGER

1 COTSWOLD PLACE, CHALFORD HILL, STROUD, GL6 8EJ

A PERIOD VILLAGE HOME, OFFERING IMMENSE CHARACTER, FANTASTIC FAMILY ACCOMMODATION AND A DETACHED STONE STUDIO.

the property

Nestled in the heart of the village enjoying ease of access to a variety of amenities including the village primary school, lies this pretty, attached Grade II Listed home. Hugely deceptive from the front elevation, the property provides beautifully proportioned family accommodation that is as rich in history character as it is versatile in use. Whilst charming throughout particular mention must be made of the most wonderful and inviting kitchen forming a hub to the house, fitted with bespoke cabinets an Aga and providing plentiful room for entertaining and dining, with a door and mullion window opening to the front courtyard. This is complimented by a cosy sitting room, with oak flooring, and exposed Cotswold Stone fireplace and warmed by a contemporary wood burning stove. Adjoining the kitchen is a study area with a built in desk, beyond which lies a utility/boot room. From the kitchen stairs rise to the first floor. Three bedrooms are located on this level all which enjoy period features including mullion windows, period fireplaces and exposed beams. The two bedrooms positioned to the front of the property also enjoy a dramatic view across the valley. All bedrooms are served by a family shower room. Also located on this floor is a bright and airy living room, from which French doors open to a private paved terrace, sheltered by pergola with a mature vine. The main bedroom suite is positioned on the second floor and truly offers the 'wow' factor, owing in part to its incredibly generous size but also its comprehensive dressing room and ensuite bathroom with free standing roll top bath. French doors from the bedroom also open to the rear garden.

Guide price
£695,000

- *Family kitchen/Dining Room*
- *Sitting Room*
- *Study area*
- *Utility/Boot Room*
- *Living Room opening to a sheltered Terrace*
- *Main Bedroom with Dressing Room and Ensuite Bathroom*
- *3 Further Bedrooms*
- *Family Shower Room*
- *Detached Studio*
- *Garden, Views and Parking*

WITHIN EASY REACH...

Stroud - 4.6 miles
Cirencester - 9.5 miles
Cheltenham - 14 miles
Swindon - 24.5 miles
Bristol - 35.9 miles

Outside

Approached via a small village lane, the property enjoys parking for one car. Located to the front of the property is a detached Cotswold Stone studio with accommodation across two floors, with views across the roof top and valley beyond the building offers independent space for anybody wishing to work from home. Steps up from the parking area provide access to pretty paved courtyard ideally positioned for outside dining. Stone steps provide access to the side garden, a raised terrace sheltered by a pergola with a mature vine with French doors opening from the Living Room. The sound of water trickling through a water feature adds to the tranquility of the area. The main garden extends behind the property and includes a large expanse of lawn suitable for young children to play, a pond, shrubs and fruit trees provide interest and colour. Boasting a south westerly aspect, the garden enjoys a wonderful view across the village roof tops to valley beyond.

Situation

Positioned between the centres of Stroud and Cirencester, known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep. Facilities include the 'Old Neighbourhood' pub, three nearby churches and Chalford Hill Primary School, just 0.1 miles away. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including a community run shop, Eastcombe and Bussage Primary School's, Thomas Keble Secondary School (1 mile) and Puddleducks Pre-school. Tesco Metro and Frithwood Doctors Surgery are located just 1 mile away, whilst Eastcombe stores positioned 1.1 miles away offers a variety of produce. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (4.9 miles) and Kemble (9.8 miles) provide a direct line to London Paddington.

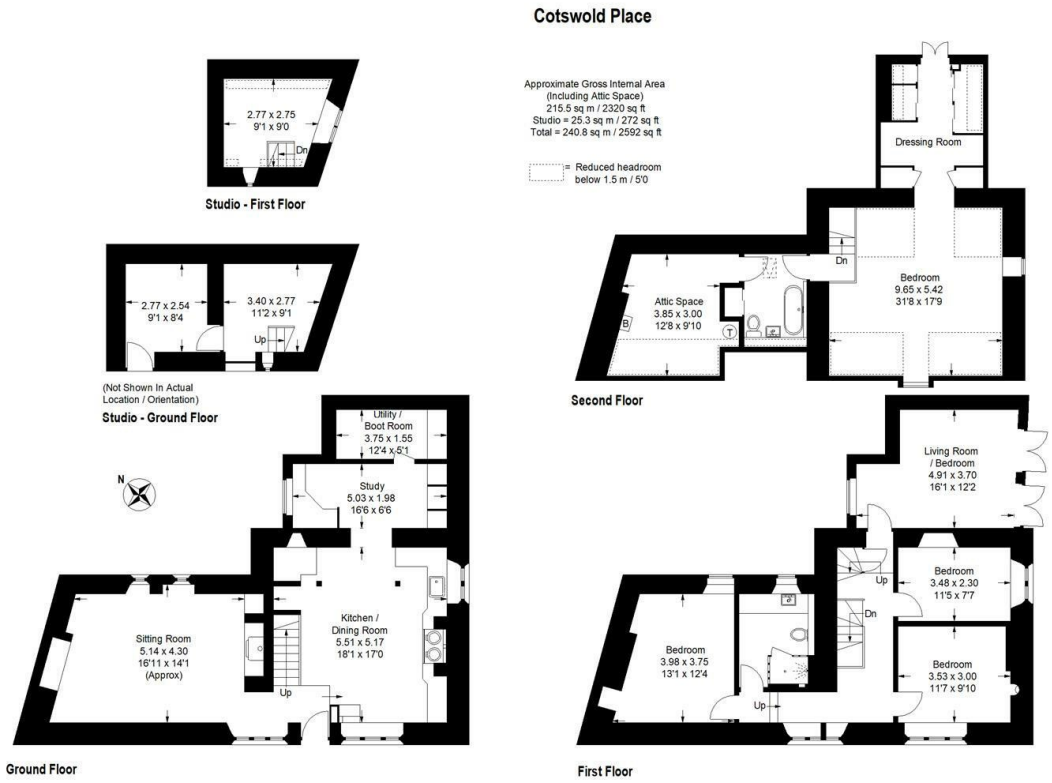

Illustration for identification purposes only, measurements are approximate, not to scale.
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Useful Information

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 E 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.