

THE FERNS CHALFORD HILL



WHITAKER
SEAGER



THE FERNS, SILVER STREET, CHALFORD HILL, STROUD, GL6 8ET

The property

'LAUNCH DAY IS THIS SATURDAY 14TH JUNE' - please call us to book your viewing.

The Ferns is a truly exceptional detached Cotswold stone residence, set in approx. 0.26 acres of beautifully enclosed walled gardens. Offering an elegant fusion of historic charm and contemporary style, the home features a striking Victorian wing alongside a stunning modern reconfiguration, including an impressive open-plan garden room with vaulted ceiling and bi-fold doors.

Rich in period character, original features include tessellated tiled floors, stone mullion windows with deep sills, exposed beams, Cotswold stone walls, wooden floors, and an inglenook fireplace with wood burner. Two staircases—one traditional spiral—add charm and flexibility.

The generous, light-filled layout includes a formal dual-aspect reception room with fireplace and French doors, and a phenomenal open-plan kitchen/dining/living space with bespoke units, a gas-fired Aga, and glazed well feature. The practical rear wing offers a boot room, utility,

and cloakroom with a separate entrance.

Upstairs, the first floor hosts the luxurious principal bedroom with dual-aspect views and an expansive ensuite. A second double, family bathroom, and separate study complete this level. The top floor offers three further doubles and a smart bathroom.

Outside, the gated driveway provides parking for several vehicles and includes an EV charging point. The Cotswold stone-walled garden is thoughtfully designed with 'garden rooms', lawn areas, a pond, ornamental planting, and a wooded play zone. There is also a charming stone outbuilding with mezzanine and a two-tiered courtyard ideal for entertaining.

Heating & Energy: Gas central heating, two wood burners, underfloor heating (garden room & ensuite), gas Aga, and solar panels for electricity and hot water.

Connectivity: Ultrafast broadband via Gigaclear; mobile coverage likely indoors and out (Ofcom).





Guide price
£1,350,000

- Open plan Kitchen/Dining Room
 - Garden Room
 - Sitting Room
 - Utility & Cloakroom
 - Study
 - Main Bedroom with Ensuite
 - Four further Bedrooms
 - Family Bathroom
 - Gardens, Courtyard, Parking
 - Plot 0.263 acres
-

WITHIN EASY REACH...
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Outside

Situation



Approximate Gross Internal Area = 276.4 sq m / 2975 sq ft
 Outbuildings = 22.9 sq m / 246 sq ft
 Total = 299.3 sq m / 3221 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209577)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8ET

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 Tax Band G 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.

