

Silver Street, Chalford Hill, Stroud, GL6 8QG

£400,000

HUNTERS®

EXCLUSIVE


INTERIORS

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Tucked away on a quiet footpath in popular Chalford Hill, 2 Litfield Cottage is an exceptionally light filled and bright cottage. At present it is configured as a 2 bed/ 2 reception property over 3 floors. The accommodation offers any purchaser flexibility and choice as to how they use the living accommodation. A pretty, double aspect second sitting room/snug on the first floor could be used as a study/ occasional guest bedroom, or very simply a separate large double bedroom could be created alongside the family bathroom also on the first floor.

The property is well maintained. Recent additions include a new Vaillant Condensing Combi Boiler (November 2024), Double glazed Heritage Powder Coated Aluminium Windows fitted in 2022, new engineered oak flooring, replacement radiators, and redecoration. The boiler and windows have the benefit of 10 year warranties, and also mean that the cottage achieves an EPC rating of C.

The pretty cottage garden is at the front of the property, Privacy is afforded by a lovely old Medlar tree - providing shade in the summer and a good spot to sit and enjoy a drink. Given its location on a quiet footpath, the location is both peaceful - and practical. Car parking is freely available a few metres down the footpath on the Silver Street Car park.

Chalford Hill is a pretty hilltop village located in the Golden Valley. The community benefits from a well regarded Primary school, active sports and social club, and a splendid community run village shop. The recently re-opened Old Neighbourhood Pub has a reputation for great food, and is owned by the same landlord who runs the ever popular ‘Ship’ at Brimscombe.











AMENITIES
Chalford Hill has a good range of local facilities, to include a popular community run village shop just a short walk away along the famous Donkey trails down into the valley, and Tesco Express, doctors surgery as well as a popular primary school and there is relatively easy access to the ever popular Thomas Keble secondary school too. There are also country Inns nearby, walks and recreation grounds to enjoy within striking distance. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester or Stroud the latter also benefiting from a mainline rail link to London Paddington. High speed broadband has just been provided to the village making home working a possibility.

DIRECTIONS
From Stroud head east along the A417. Turn left into old Neighbourhood. As you approach the top of the hill, turn right into Abnash signposted Chalford Hill and further on as the road splits into three turn right.Follow the road down and turn left into Silver Street, park in the car park on the right hand side and the property can be found up the lane opposite the car park.

ENTRANCE HALL
Stone mullion window, radiator, cloaks storage, half glazed door to sitting/dining room.

SITTING ROOM/RECEPTION
Wide Aluminium double glazed Mullion window to the front makes this a wonderfully light and sunny room and enjoys views over the garden. Engineered Oak flooring. 2 radiators, staircase, half glazed door to kitchen. Staircase to the first floor.

KITCHEN
Light oak range of wall and base units with worktops over, radiator. Stone mullion window to front, terracotta tiled flooring, single bowl sink, radiator, plumbing for a washing machine and dishwasher, space for electric cooker. Extractor hood, latch window with deep tiled sill, Vaillant gas fired combination boiler (New 2024), half glazed door to sitting room.

FIRST FLOOR LANDING
Opening into the home office/ Bedroom/Snug. Stairs to the top floor, Door to bathroom.

RECEPTION 2/SNUG SITTING ROOM
A lovely room, benefiting from dual aspect with views over valley. With a partition wall erected this could be another bedroom quite easily. Latch window, tiled sill, stone mullion window, double radiator, book casing, exposed wooden flooring.

BATHROOM
A white suite comprising: Panelled bath with Mira shower over, stone mullion window with tiled sill, pedestal basin, WC, radiator, extractor.

TOP FLOOR LANDING
Access to loft, latch window to the side, doors to bedrooms 1 and 2. Door to a good sized airing cupboard.





BEDROOM 1
Dual aspect Stone mullion window and latch window with views over valley. Double radiator.

BEDROOM 2
Stone mullion window with view, radiator.

OUTSIDE

GARDEN
A colourful retreat which is located to the front of the cottage behind a walled and gated entrance. A pretty garden laid to lawn with Medlar tree and a variety of other shrubs and plants. Pathway to entrance.

FREE VALUATIONS
If you are impressed with our details & service and would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

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Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

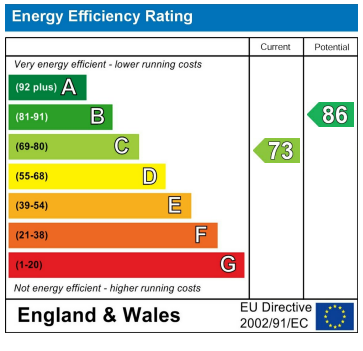
GOLD AT THE BRITISH PROPERTY AWARDS
We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.

COUNCIL TAX BAND C

TENURE
Freehold







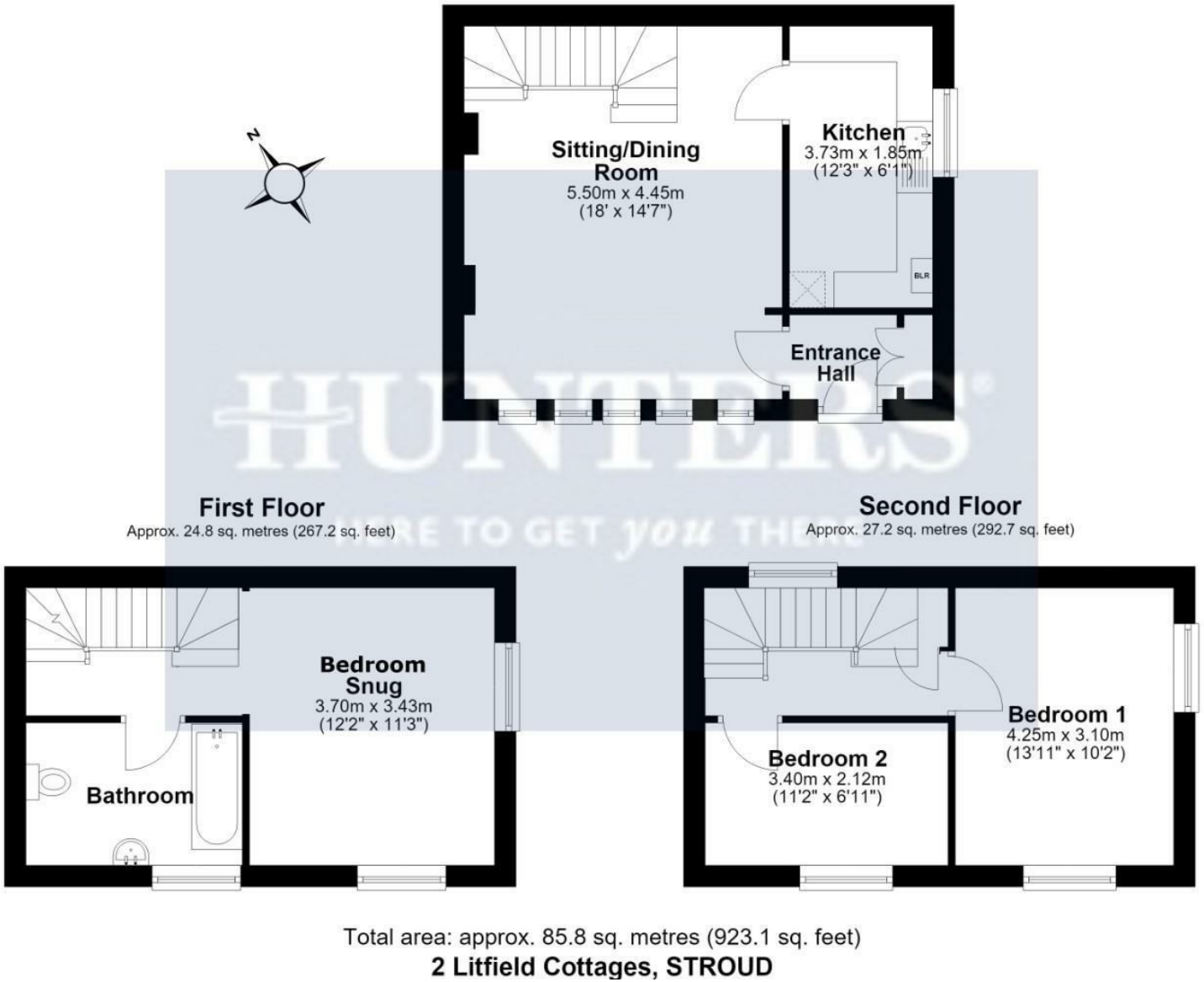
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Ground Floor
Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 sq. feet)

2 Litfield Cottages, STROUD

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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