High Street, Chalford, Stroud, GL6 8DH

Asking Price £565,000

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EXCLUSIVE

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Hunters Stroud are delighted to present this beautifully presented and thoughtfully extended Cotswold-stone cottage, enjoying an elevated and wonderfully private position with far-reaching views across the surrounding valley. Tucked away at the end of a footpath just above the High Street, the property offers a rare combination of tranquillity, privacy and convenience, with the village's amenities within easy reach. Full of period charm and character, the cottage has been sympathetically enhanced to create a warm and inviting home with a distinctly special atmosphere.

At the heart of the property is the characterful sitting room, where an impressive Inglenook fireplace houses a wood-burning stove alongside an original bread oven. This cosy and atmospheric space provides a wonderful focal point for relaxing and entertaining. The kitchen-breakfast room combines timeless style with practicality, featuring classic Shaker-style cabinetry and a superb Everhot stove at its centre. It is a particularly welcoming room, perfectly suited to everyday family life and leisurely breakfasts.

A real highlight is the exceptional bathroom/shower room, measuring an impressive 12'6" x 11'4". Beautifully appointed, it incorporates a freestanding bath, separate shower, wash basin and WC, creating a generous and luxurious space. The cottage offers three bedrooms, with the principal bedroom enjoying the added benefit of direct access to the private terrace and garden. The garden can also be accessed from the main outdoor area, creating a seamless connection between the house and its delightful surroundings.

Outside, the garden provides a peaceful and secluded retreat, with a terrace offering the perfect setting for al fresco dining, entertaining or simply sitting back and enjoying the magnificent valley views. Situated in a highly sought-after position, this unique Cotswold cottage combines period character, thoughtful modern enhancements, privacy and an enviable setting. Properties

SITUATION

Chalford/Bussage has a good range of local facilities, to include a popular community run village shop just a short walk away 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

Park near the village shop on the High Street and look for the stone steps and handrail just the left. Proceed up to the path and turn right. Continue along this path for a short while where you will then come to number 1Vine Cottage. Pass in front of the Cottage and then to the gate for number 2. You will have then arrived!

KITCHEN/DINING ROOM

A shaker-style range or fitted units with oak worktops. An electric Everhot stove boasts two ovens, a hot plate and an induction hob. There is space for a fridge freezer, double bowl ceramic sink with mixer tap, recessed lighting, sealed unit double glazed latched windows with wonderful views. Open shelving /book casing. Enclose Worcester gas fired boiler.

SITTING ROOM

Encased radiator with matching shelved cupboards either side, double glazed latched window with deep sill, stone flooring, wood burner set to an inglenook fireplace with bread oven, part stone staircase rises to the first floor.

FIRST FLOOR LANDING

Exposed stone feature fireplace, door to bathroom and opening to master bedroom. Spiral staircase leading to the top floor rooms.

MASTER BEDROOM

Three double glazed latched windows with valley views, two old school style radiators, fitted base unit with shelving over, fitted wardrobes, double glazed door leading to the Terrace.

BATHROOM
An impressive room of large proportions incorporating a rolltop standalone bath, wide shower cubicle with tiled surround, pedestal basin, WC. Two latched windows with wonderful outlook, old school style radiator, heated towel rail/radiator, fitted cupboards, recessed lighting and extractor. There is some shelving and a display ledge.

TOP FLOOR

BEDROOM THREE/STUDY
Double glazed latched the window with views across the valley, old school style radiator, painted floorboards, Velux window over staircase, pitched ceilings and door to bedroom three.

BEDROOM TWO
Double glazed latched window with valley views, additional double glazed window to the side. Velux window to the rear, alcove cupboards, pitched ceiling, oldschool star radiator.

EXTERIOR

GARDEN
A gate gives access in front of the property with pathway and Cotswold Stone chippings either side. There is also an outside tap. You then enter the main garden to the side of the Cottage which is laid to paving with well planted beds, outside power and climbing roses. Also a copper bar/counter and a staircase with space beneath for storage gives access to a top terrace with bank beyond. The top terrace is also directly accessed from the master bedroom and offers a great deal of privacy. There is stepped access to the rear of the Cottage. A good deal of privacy with wonderful value views.

TENURE
Freehold

COUNCIL TAX BAND
The council tax band is C.

AML CHECKS

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

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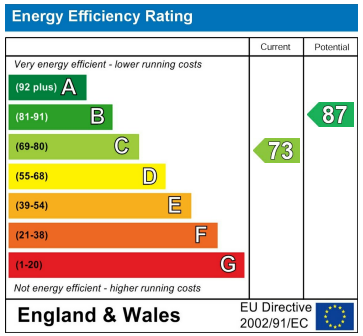
GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If 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.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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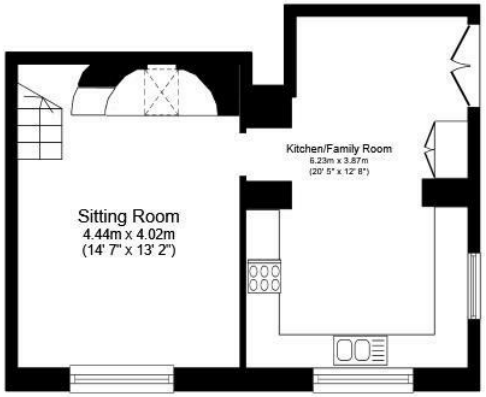
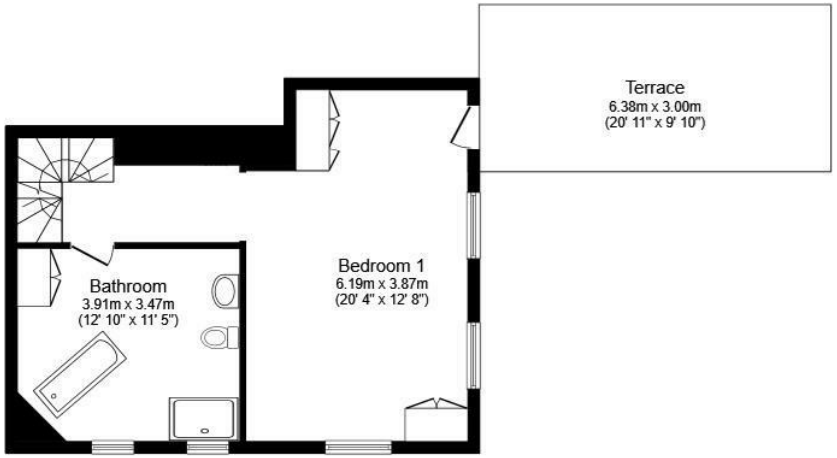
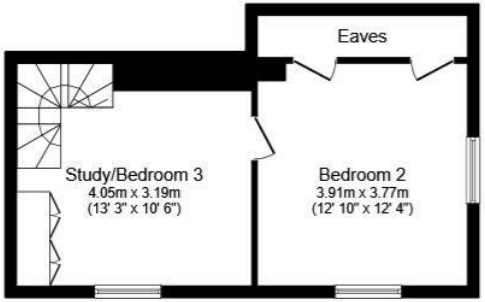


Ground Floor



First Floor



Second Floor

Total floor area: 125.8 sq.m. (1,354 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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