

St Marys, Chalford, Gloucestershire GL6 8PU



Detached cottage with far reaching views • Two bedrooms • Sought after location • Garden with unique summer house • Garage and parking • EPC E

St Marys,

Chalford, Gloucestershire GL6 8PU

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

Located in an elevated position and enjoying lovely views looking out stands this well presented detached two bedroom cottage offering parking, a garage and a nice size garden.

On entering there is a nice size boot room ideal for coat and boots. Leading through, the cottage style kitchen enjoys plenty of built in units and there is room for a breakfast bar.

The sitting room benefits from wooden flooring, a feature Cotswold stone wall and a modern wood burning stove. Stable doors lead out to the garden and patio area from where to sit and relax and enjoy the lovely countryside views.

The family bathroom is also situated on the ground floor and is immaculately presented in a modern style.

Leading up to the first floor there is a second living room/family room which is beautifully presented and enjoys views looking out. Also on this level there is a well presented bedroom.

To the second floor there is a spacious attic bedroom which enjoys a beamed pitched roof ceiling and a window looking out.

To the outside there is a good size elevated garden and patio area and the property benefits from an old train signal box which is ideal for storage or an outside home office. There is parking to the front and a garage.

Amenities

Chalford has a strong community identity and popular primary and secondary schools. The Gloucestershire Parish of Chalford covers two square miles of the most beautiful countryside, stretching out over four miles south-east of Stroud on the north side of the River Frome, eight miles west of Cirencester, and in and above the Golden Valley. This part of the Cotswolds is cut by deep gorge-like valleys and benefits from a Parish Church, pubs and local shops.

The nearest local town is the meeting point of five valleys, the historic town of Stroud is a well known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park.

Stroud has two state Grammar Schools, for boys and girls, and Thomas Keble and Cirencester Deer Park schools are both very popular secondary schools in the area. Nearby there are also several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. The area has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Nailsworth take the third exit from the roundabout onto George Street continuing onto the Ladder and follow the road to the junction with Cirencester road and turn left then first right onto Brimscombe hill, following down the hill to the junction. Turn right onto London Road passing the Pavillion Restaurant on your left hand side and just after the road narrows the property can be found on your left hand side up the side lane by the Old Silk Mill.

Services & Tenure

The Tenure is Freehold.

Local Authority

Stroud District Council.

Council Tax Band ~ C

Our reference

STRVAL/SM/KF/01042025

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 OBL

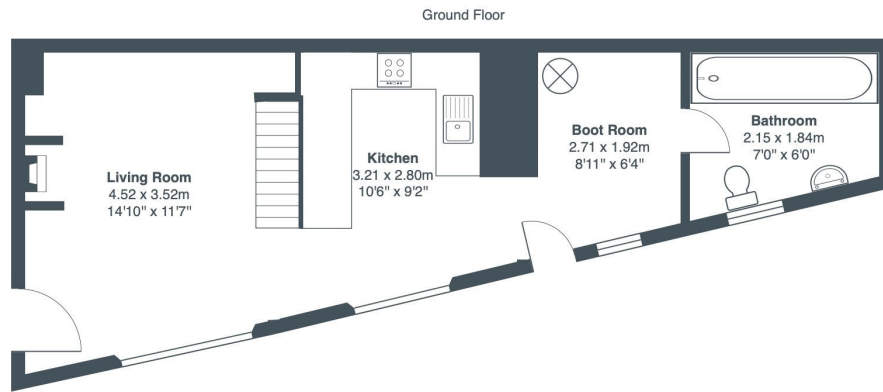
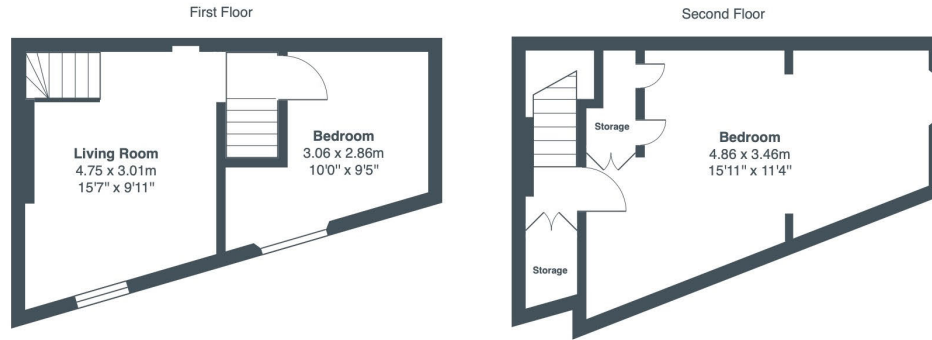
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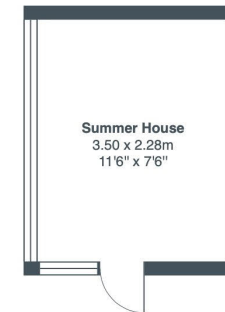
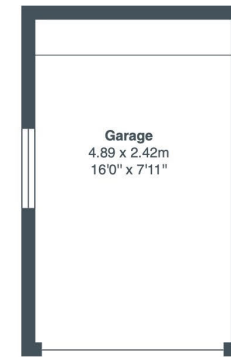








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Total Area: 136.2 m² ... 1466 ft²
All measurements are approximate and for display purposes only.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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