

# PerryBishop

PROPERTY MADE PERSONAL

**Broad View, St. Marys, Chalford, Stroud, Gloucestershire, GL6 8PU**



Character cottage requiring updating and improvement • Kitchen/dining room and separate living room •  
Two bedrooms and family bathroom • Generous garden • Off-road parking • EPC To be confirmed •



# Broad View, St. Marys Chalford

## Key Features



2  
Bedrooms



1  
Bathrooms



2  
Receptions

## About the property

Situated in the popular village of Chalford, this charming cottage presents an exciting opportunity for buyers seeking a property with character and the potential to create a wonderful home. Requiring a programme of modernisation and improvement throughout, the property offers generous accommodation arranged over three floors and is ideally suited to those looking to put their own stamp on a home.

The ground floor comprises a fitted kitchen/dining room, a separate living room and a useful adjoining store room, providing excellent storage or potential for further enhancement, subject to any necessary consents. On the first floor are two bedrooms and a family bathroom, while the second floor offers a versatile loft room and separate study, ideal for those working from home or requiring additional hobby or guest space.

Outside, the property benefits from a particularly attractive garden, offering plenty of space for keen gardeners, family enjoyment or outdoor entertaining. There is also the valuable advantage of off-road parking, a sought-after feature in this location.

Enjoying an elevated position within the village, the property is conveniently placed for local amenities, countryside walks and access to neighbouring Stroud and transport links beyond.

Offering tremendous potential and available with no onward chain, this is a rare opportunity to acquire a character property in a desirable Cotswold village setting and transform it into a home tailored to your own tastes and requirements.

## 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.

What 3 Words /// [passion.trinkets.outcasts](#)

### Services & Tenure

Tenure - Freehold

Electricity - Mains Supply /Water - Mains Supply

Sewerage - Mains Supply /Heating - Gas

### Local Authority

Stroud District Council, Stroud /Council Tax Band - C

### Our reference

NAI260134

24th June 2026

### We'd love to hear from you

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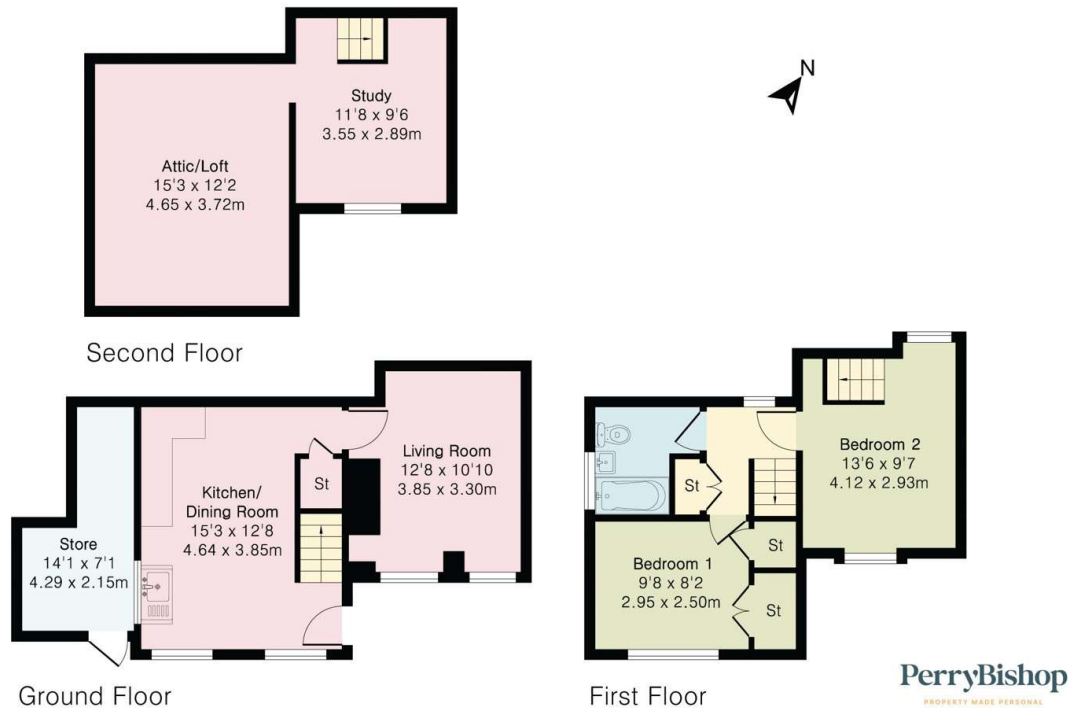


## Approximate Gross Internal Area 1022 sq ft - 95 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 315 sq ft – 29 sq m

Second Floor Area 300 sq ft – 28 sq m



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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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