



Walton Cottage, Silver Street, Chalford Hill, Stroud, GL6 8ES  
Guide Price £660,000



## Walton Cottage, Silver Street, Chalford Hill, Stroud, GL6 8ES

Delightful 18th Century character cottage tucked away in a quiet spot in Chalford Hill. Generous accommodation is arranged over three floors with period features throughout. Superb gardens, off street parking and a stone built home office/studio are complemented by an entrance porch and hallway, beautiful sitting/dining room, ground floor WC, utility room, kitchen, family bathroom and three/four good size bedrooms.

ENTRANCE PORCH AND COAT/BOOT STORAGE, SPACIOUS ENTRANCE HALLWAY, UTILITY ROOM, GROUND FLOOR WC, FEATURE SITTING/DINING ROOM WITH PERIOD FIREPLACE, KITCHEN/BREAKFAST ROOM, FIRST FLOOR LANDING, THREE/FOUR BEDROOMS, STYLISH FAMILY BATHROOM WITH STORAGE, GAS CENTRAL HEATING, PERIOD FEATURES THROUGHOUT, RAISED DECKED, PRIVATE SEATING AREA WITH PERGOLA, LEVEL LAWNS, ENCLOSED COURTYARD WITH GATED PEDESTRIAN ACCESS, DETACHED STONE 18'0 x 8'11 STUDIO/HOME OFFICE OVER TWO LEVELS, ADDITIONAL STORAGE, OFF STREET PARKING, QUIET TUCKED AWAY LOCATION AND OFFERED WITH NO CHAIN.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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### Description

Walton Cottage is a charming family home with spacious accommodation arranged over three floors, and comprising, an entrance porch with excellent storage for coats and boots, lovely entrance hallway with exposed Cotswold stone walls, stairs to the first floor, ground floor WC with feature tiles, useful utility room, beautiful sitting room with a feature fireplace and wood burning stove, contemporary flooring, exposed beams, double doors leading to the garden and a kitchen/breakfast room. The first and second floors offer landings, three/four bedrooms with fitted wardrobes and a family bathroom with storage. Further benefits include views across Chalford, gas central heating, double glazing, period features throughout and being offered with no onward chain.

### Outside

Walton Cottage has lovely private gardens tucked away just off Silver Street in Chalford Hill, access is via a driveway which leads to the off street parking and gated pedestrian access to the entrance door. Steps lead up to a raised decked, lawn and private outside dining space which is ideal for alfresco dining. A larger, level lawn and steps lead down to the enclosed courtyard garden with storage and a stone built home office/studio arranged over two floors (formerly a garage) with double doors, power and light.

### Location

Local amenities at Chalford include several well regarded schools, public houses, a community shop, sports club, hairdressers, chip shop and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, a chemist, a convenience store and Chinese take away. There is also a bus stop, with regular services to Stroud, 20 metres from the property entrance. Stroud town benefits from a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

From Stroud take the A419 London Road towards Cirencester. Proceed for several miles, passing the traffic lights at Brimscombe Corner, once in Chalford turn left into the Old Neighbourhood, just after St Marys Church. Continue up this hill and turn right into Abnash. Bear right at the next fork and continue down the hill. Turn left into Silver Street, park in the car park in a visitors bays on Silver Street. Looking up from the car park, there is a large Victorian house to your right with a garage opposite called Cyprus Villa, walk past this property and take the next left turning where Walton Cottage can be found directly in front of you.

### Tenure

Freehold

### Services

The vendor has informed us that all mains services are connected.

### Council Tax Band

Band = E

### Local Authority

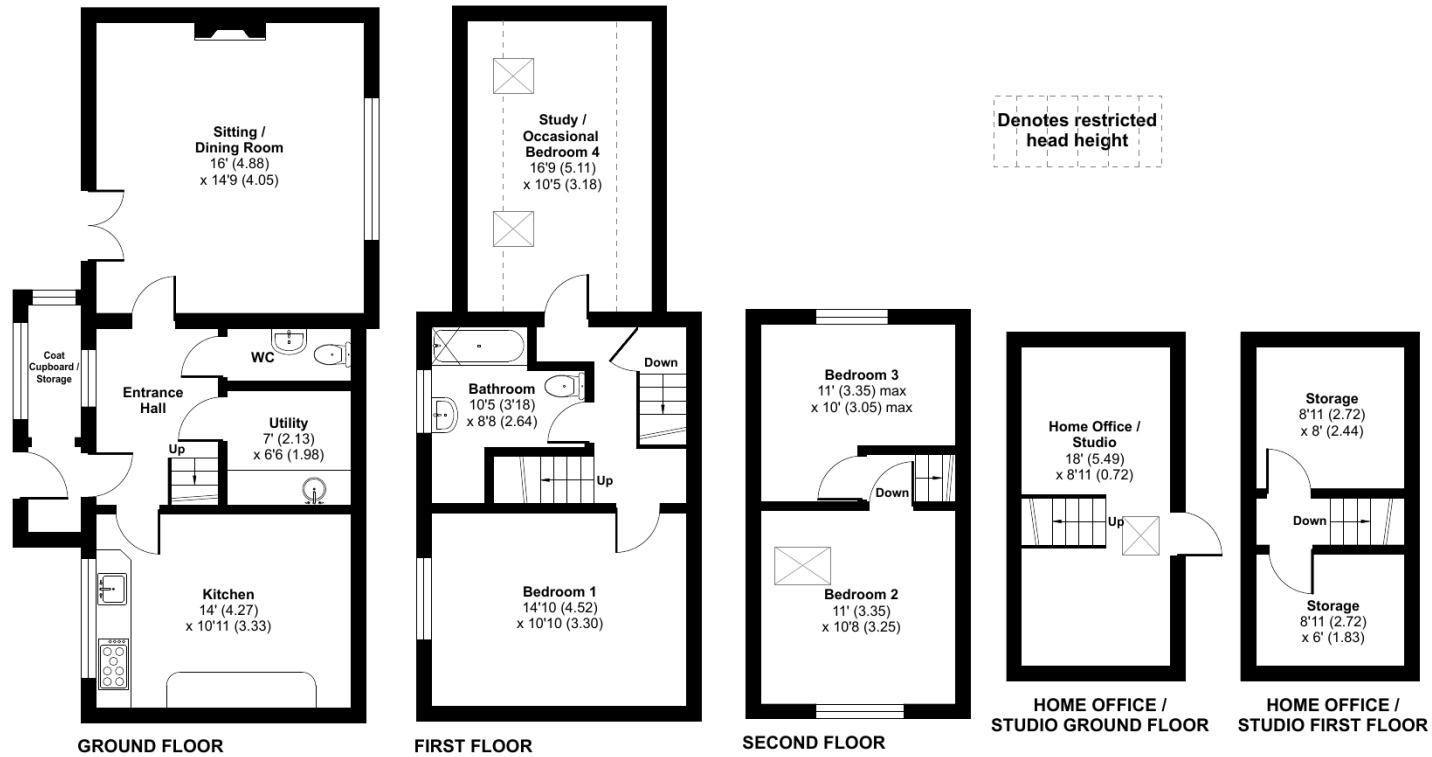
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



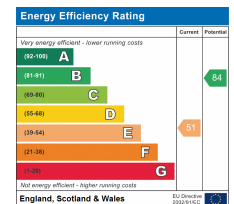
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Approximate Area = 1278 sq ft / 118.7 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Home Office / Studio = 304 sq ft / 28.2 sq m  
 Total = 1647 sq ft / 153 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1000518



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.