



The Mount, Rack Hill, Chalford, Gloucestershire, GL6 8LA
£675,000

PETER JOY
Sales & Lettings



The Mount, Rack Hill, Chalford, Gloucestershire, GL6 8LA

A brilliant example of a classic detached Cotswold stone cottage in a superb position above Chalford High Street with lots of well presented characterful living space, a large garden, parking for two cars, and amazing views across the Golden Valley.

PORCH, DINING ROOM, 21' SITTING ROOM WITH WOOD BURNING STOVE, KITCHEN WITH RAYBURN STOVE AND WALK IN LARDER , FOUR BEDROOMS, ATTIC ROOM, LANDING/STUDY, BATHROOM, UTILITY ROOM/STUDIO, WORKSHOP, OUTSIDE W.C, ESTABLISHED LOVELY GARDENS, PARKING AND A SUPERB VIEW ACROSS THE VALLEY.



Viewing by appointment only

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

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Description

The Mount is a pretty detached character cottage situated in a superb position at popular Chalford Hill. This elevated spot is well away from passing traffic, yet still very much part of the thriving village community, and allows for the most fantastic view across the Golden Valley to woodland and countryside. The property is built using traditional methods from Cotswold stone under a pitched roof. The current owners have made many improvements to the house, including replacing the roof and installing a new bathroom. The resulting property has all of the charm one would expect from this style of home, but it has been brought right up to date, with accommodation arranged over three floors. An entrance porch, kitchen with walk in larder and Rayburn stove, dining room and 21' sitting room with wood burning stove can be found on the ground floor. Three bedrooms and a bathroom are on the first floor, with three further rooms at the top of the house, on the second floor. This top floor space can be accessed via a door at the back of the house, and as such would be the ideal work from home space, or as accommodation for a teenager. The property is tastefully decorated and furnished, and the windows at the front of the property take in the superb outlook. A home full of character - viewing highly recommended.

Outside

The interior is complemented by a parking area for two cars, an attached workshop, outside W.c, a utility room/studio and glorious terraced gardens that make the most of the view and the sun. The property is accessed by driving down Rack Hill, with the parking and gate into the property here. 39 steps lead down to the cottage, with the gardens found at the front and the side. The front garden is laid to lawn, and makes most of the sunny aspect and lovely views across and along the valley, with a hidden seating area by the utility room/studio. A couple of steps lead down to the front of the property onto the lower terrace, which is stocked with a variety of established shrubs. These planted terraces extend to the east of the plot, with raised beds, a greenhouse and a shed at the top of this area. The whole plot is filled with mature trees and planting, and there is colour and interest everywhere you look.

Location

The property is set above Chalford High Street, and as such is perfectly placed for both the creative neighbourhood here and the school gate community of Chalford Hill. Local amenities at Chalford include a great primary school, a community shop, sports club, 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 (approx. 90 minutes). 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 and continue up the hill turning right into Abnash. Take the left hand fork and proceed along Burcombe Road to the crossroads. Turn right into Chalford Hill, and drive down the hill. Pass the primary school on your right and look out for the turning for Rack Hill on the right. The property is set down here on the right hand side. The cottage has parking, but you may choose to park at the top on the hill and walk down in the first instance.

Property Information

The property is freehold. Gas central heating (via the Rayburn), mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers, although this may be limited inside the property. The current owners use Wifi/Internet boosting to overcome this.

Local Authority

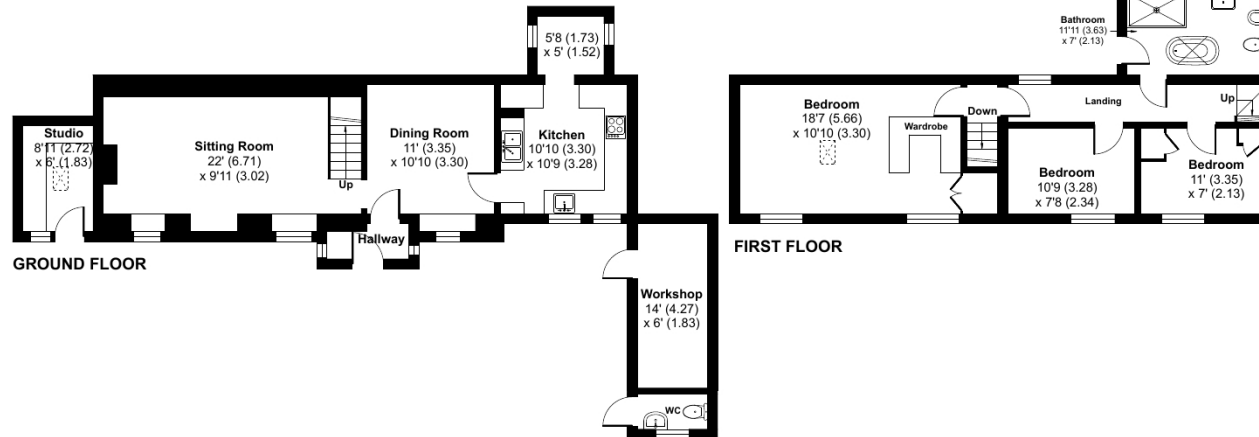
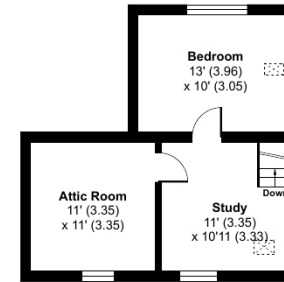
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



The Mount, Rack Hill, Chalford, Stroud, GL6

Approximate Area = 1542 sq ft / 143.2 sq m
 Outbuildings = 138 sq ft / 12.8 sq m (excludes wc)
 Total = 1680 sq ft / 156 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 2024. Produced for Peter Joy Estate Agents. REF: 1133405

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.