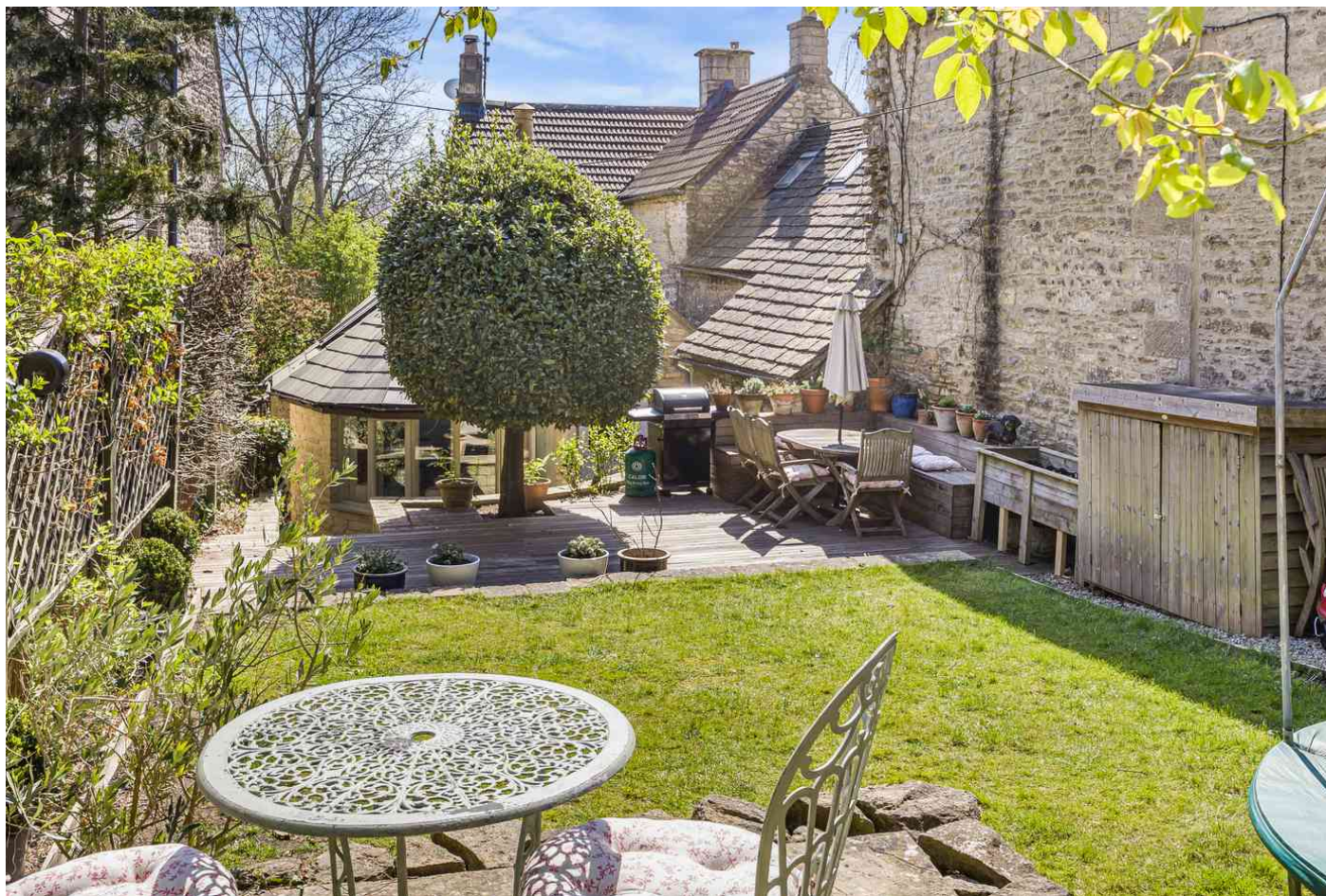




1 The Orchard, Silver Street Chalford Hill, STROUD, Gloucestershire, GL6 8QQ  
Guide Price £585,000

**PETER JOY**  
Sales & Lettings





## 1 The Orchard, Silver Street Chalford Hill, STROUD, Gloucestershire, GL6 8QQ

A charming three-bedroom semi-detached home set in the sought-after village of Chalford Hill. This delightful property offers well-presented, characterful accommodation arranged over three floors, along with the added benefits of parking and a private, enclosed rear garden.

PORCH, KITCHEN/BREAKFAST ROOM, DINING/STUDY, SITTING ROOM, THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM, MAIN BEDROOM WITH EN-SUITE, PARKING, ENCLOSED PRIVATE REAR GARDEN, PRESENTED IN VERY GOOD ORDER, CHARACTERFUL FEATURES THROUGHOUT

Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

This charming three-bedroom Cotswold stone cottage is situated in the highly sought-after Chalford Hill, just a short walk from local schools and amenities. Upon entering, you're welcomed by a practical porch with plumbing for a washing machine, leading into the spacious kitchen/dining room. The kitchen/breakfast room boasts exposed beams, a flagstone floor, free standing appliances, bespoke fitted units, and a classic Belfast sink. Beyond the kitchen, you'll find a versatile dining/study space with access to the rear garden. The generously sized sitting room features wooden flooring, a beamed ceiling, and a stunning stone fireplace complete with a wood-burner. The first floor offers two beautifully presented double bedrooms and a well-proportioned family bathroom. The main bedroom is located on the second floor, complete with a modern en-suite bathroom and a separate shower.

### Outside

A gravelled driveway provides off-street parking for the property, a Cotswold stone wall that spans its width and is complemented by a thoughtfully planted flower bed. Side access leads to a private, enclosed rear garden. A wooden decked area offers an ideal space for alfresco dining, while a second seating area is positioned at the top of the garden. The rest of the garden is mainly laid to lawn, bordered by plants and mature shrubs.



### Location

Chalford Hill is a popular hilltop village that enjoys a thriving local community. There is a great primary school, The Old Neighbourhood pub and a community shop just down the hill in Chalford High Street. Nearby Bussage benefits from a Church of England primary school, doctors' surgery, a chemist, a convenience store and Chinese take away. Stroud town is some 4 miles away, and benefits from a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants. 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 Christ Church. Continue up this hill and turn right into Abnash. Bear right at the next fork turn left. Continue along this road and the property can be located on the left.



### Property information

The property is freehold. Mains electricity, gas, water and drainage are connected to the house. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast. You should have mobile voice calling and data service from Three, voice calling service from O2 and Vodafone, but limited service from EE. Data service from EE, O2 and Vodafone may be limited.

### Agents Notes

Agents Note: There is a small area of fly freehold associated with 2 The Orchard. If you would like further information, please don't hesitate to speak to a member of the team.

### Local Authority

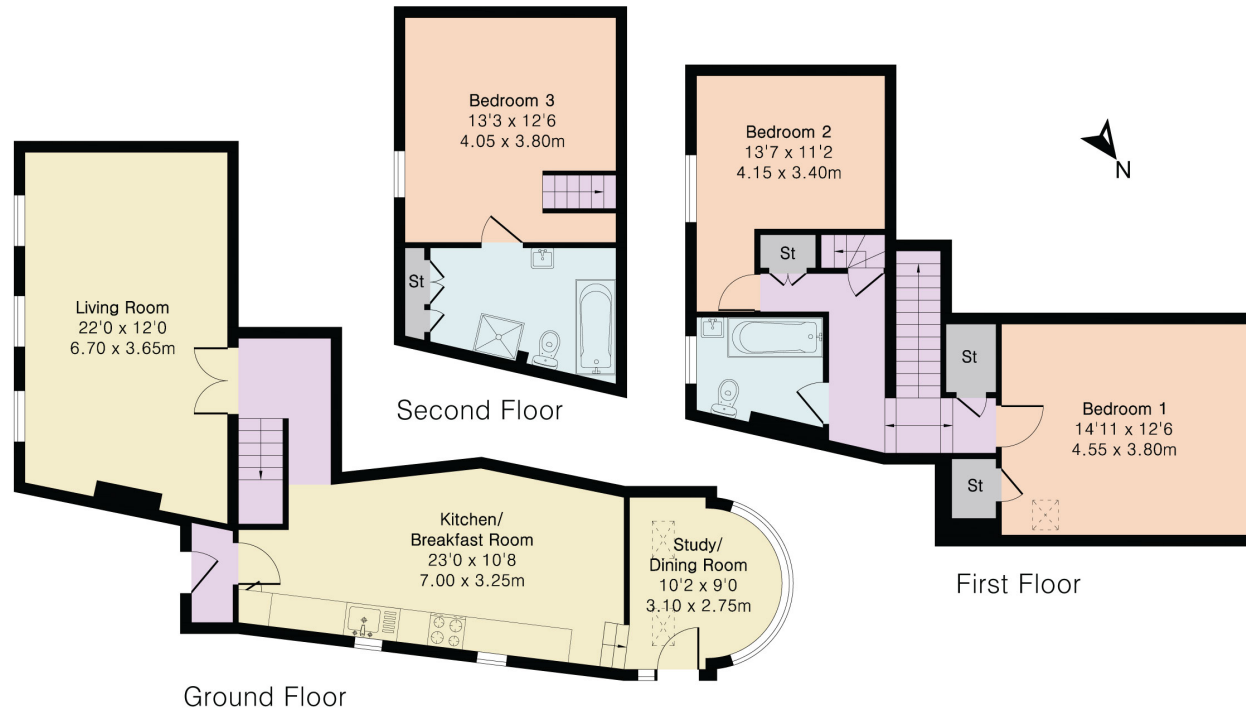
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

**Approximate Gross Internal Area 1378 sq ft - 128 sq m**

Ground Floor Area 623 sq ft – 58 sq m

First Floor Area 503 sq ft – 47 sq m

Second Floor Area 252 sq ft – 23 sq m



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.