



Brillings Cottage, Skiveralls, Chalford Hill, Gloucestershire, GL6 8QJ

Price Guide £1,150,000

**PETER JOY**  
Sales & Lettings



## Brillings Cottage, Skiveralls, Chalford Hill, Gloucestershire, GL6 8QJ

An individual detached house in a first class position at the end of a long private drive at popular Chalford Hill with spacious accommodation, a detached outbuilding with triple garage, office, workshop and gym/cinema room, well kept gardens and grounds of half an acre and a superb outlook over the Golden Valley.

ENTRANCE HALL, LIBRARY AREA, 14' SITTING ROOM WITH CONNECTING GARDEN ROOM, 15' KITCHEN, UTILITY ROOM, 25' DRAWING ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, BATH AND SHOWER ROOMS, A SUBERB DETACHED OUTBUILDING COMPRISING A TRIPLE GARAGE, 21' OFFICE, WORKSHOP AND CINEMA ROOM/GYM, LONG GRAVELLED DRIVE WITH PARKING AREA FOR SEVERAL CARS, LOVELY GARDENS WITH HOT TUB, WITH A TOTAL PLOT SIZE OF 0.49 ACRES.

Viewing by appointment only

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

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### Description

Brillings Cottage is an individual detached house in a lovely position at sought after Chalford Hill. This quiet, elevated location is private and sunny, and allows for a superb outlook over the Golden Valley. The property was built in 1966 on land previously belonging to the Corderries estate for the headmaster of Wycliffe College. It is built using traditional methods under a pitched roof, and is faced in natural Bath stone. The house has had just three owners since then, and was extended during the 1980's. It would now benefit from some improvement, but offers a prospective buyer the chance to create a statement family home to their own standard. The accommodation is arranged over two floors. An entrance hall, panelled library area, utility room, shower room, 14' sitting room with fireplace, connecting garden room, 16' kitchen and superb 25' drawing room are on the ground floor. The latter has a fireplace and both bi fold and tri fold doors that open onto the front terrace, hot tub and the glorious view. A staircase leads up from the hall to the first floor, with a landing, 14' principal bedroom with en suite shower room, family bathroom and three further bedrooms on this level. There is an excellent view out over the garden into the valley from the windows at the front of the house, and the property is available with no onward chain. A unique opportunity, and a must for your viewing list.

### Outside

The property is set at the end of long gravelled drive measuring some 260'. This is lined with trees, hedging and shrubs then opens out by the house into a gravelled area with space to park several vehicles. There is a superb detached outbuilding that comprises a 31' triple garage, 19' workshop, 21' office, wine store and, on the lower floor, a 21' gym/cinema room. This space is rather special, and is large enough to be converted into an annexe to provide further accommodation subject to planning permission. The total plot size at Brillings Cottage is 0.49 acres, and this includes a lovely garden area. A few steps lead down to the front door, and a paved terrace that stretches from this area around the whole of the front of the property. Doors from the drawing room open onto this space connecting the inside with the outside. This area is edged with planted borders and extends to the side of the property. Steps lead down past a hot tub to the lower lawn. This large area is well kept and edged with planting and matures trees. The plot slopes away at the bottom with a gated pedestrian access out onto the lane below.



### Location

Chalford Hill is a popular hilltop village that enjoys a thriving local community. There is a great primary school, 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 and continue down the hill. Continue, and the drive for the property will be on your right immediately after the 'unsuitable for motor vehicles' sign.

### Property information

The property is freehold. Gas central heating, mains gas, electricity, water and drainage are connected, and the property has warm air central heating and air conditioning. The council tax band is G. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have good outdoor voice and data service from from all main mobile providers, although indoor reception may be limited.

### Local Authority

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



# Chalford Hill, Stroud, GL6

Approximate Area = 2358 sq ft / 219 sq m (excludes void)

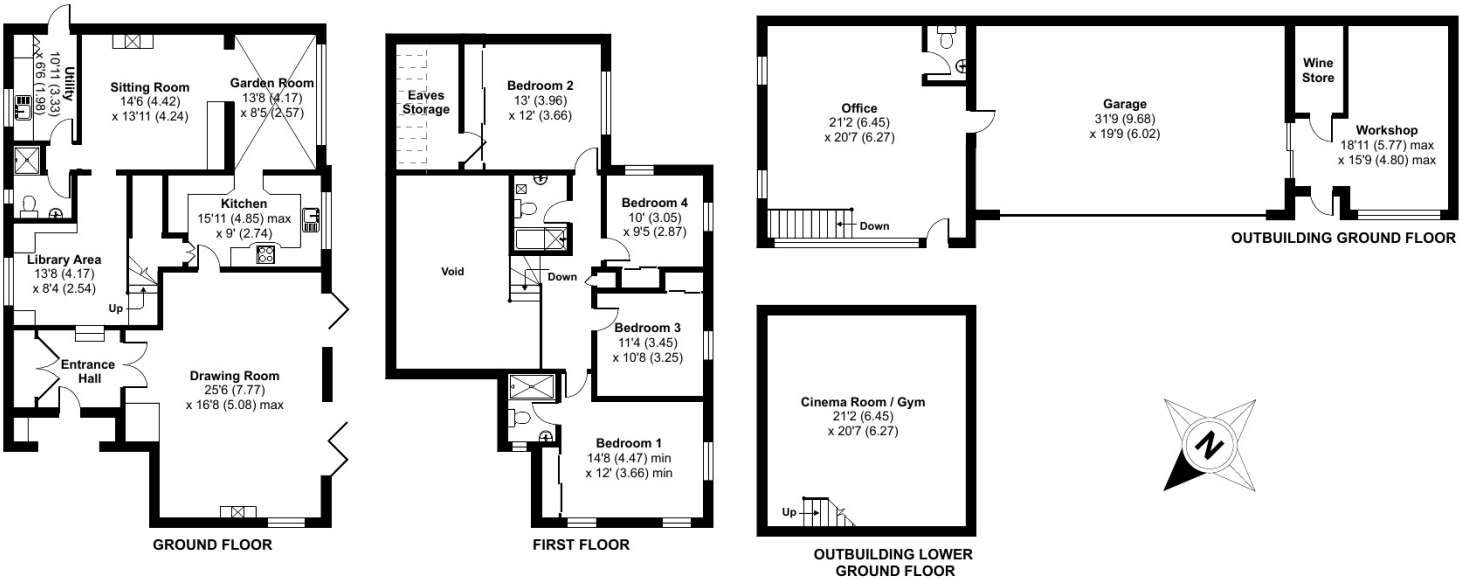
Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage / Outbuilding = 1845 sq ft / 171.4 sq m

Total = 4245 sq ft / 394.3 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1113730

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
88-91	A		
81-87	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35	G	10	39
Less energy efficient - higher running costs			
England, Scotland & Wales			

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.