



2 Litfield Cottages Silver Street, Chalford Hill, Gloucestershire, GL6 8QG
£410,000



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Beautifully presented, this south facing sunny and light filled cottage is situated in an elevated position, well away from passing traffic, yet with easy access to parking. The property has been upgraded by the current vendor, to include new double glazed heritage aluminium windows, a combination gas boiler and oak flooring. The property is arranged over 3 floors and offers versatile accommodation, with lovely views over The Golden Valley.

ENTRANCE HALLWAY WITH STORAGE, SUNNY 18' SITTING/DINING ROOM, KITCHEN, SNUG SITTING ROOM/BEDROOM 3, BATHROOM WITH SHOWER OVER, 2 FURTHER BEDROOMS, COLOURFUL COTTAGE GARDEN. ENTRANCE HALLWAY WITH STORAGE, SUNNY 18' SITTING/DINING ROOM, KITCHEN, SNUG SITTING ROOM/BEDROOM 3, BATHROOM WITH SHOWER OVER, 2 FURTHER BEDROOMS, COLOURFUL COTTAGE GARDEN.

Viewing by appointment only

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Description

Litfield Cottage is peacefully located within the heart of Old Chalford Hill. A charming and light-filled cottage, which has been well maintained by its current owner. Recently a series of works have been done - all using high quality materials. New Alitherm powder coated aluminium heritage double glazed windows were installed in 2022, a new Vaillant Condensing Combi boiler was fitted in November 2024. Both windows and boiler come with 10 year warranties. New engineered oak flooring and replacement radiators, as well as a tasteful redecoration throughout the house complete recent works. All in all a cottage that is move-in ready, and offers any buyer peace of mind that essential and costly works have only recently been carried out.

The property offers a large and sunny main reception room on the ground floor with large picture windows looking out onto a pretty cottage garden. What Litfield offers that makes it stand out from other cottages of this size is that it is extremely light and offers flexibility of accommodation. Another generous reception room is found on the first floor which the current owner uses as a snug sitting room. This could easily be converted to a third double bedroom if required. Or its current size would easily enable it to be used as an occasional additional guest bedroom with double sofa bed. Two bedrooms are found on the second floor. All of the upstairs rooms have wonderful views over the valley. We strongly recommend viewing this charming cottage.



Outside

The south facing cottage garden is to the front of the property. The garden bursts into colour in the spring, and extends well into the autumn. Given the position of the property up a peaceful footpath, a rose covered trellis, and the glorious Medlar tree, provide both privacy and shade. It is a charming spot to read and take an early morning cuppa or evening drink. Or both! Car parking is freely available less than 10 metres from the property in the Silver Street car park.

Location

Chalford and Chalford Hill have a great community. A thriving community store exists in the valley, regular Garden trails and music festivals (Chalfest) take place, along with village cinema, a great sports and social club, and the recently re-launched Old Neighbourhood Pub (now under the ownership of the same team who run the hugely popular foodie pub - The Ship at Brimscombe). There is also a well regarded primary school in the village. And as if that is not enough - glorious walking straight from your front door! Stroud town is approximately 5 miles distant with a wider range of shops and amenities, community and primary schooling, a leisure and sports centre, and a main line railway station, with inter city services travelling to London (Paddington). Cirencester (11 miles), Cheltenham (14 miles) and Swindon (26 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 on Silver Street. Looking up from the car park, there is a large Victorian house to your right - Cyprus Villa, to the left of which is a footpath. Litfield cottage is about 15 metres up the path on the right hand side.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property

Council Tax

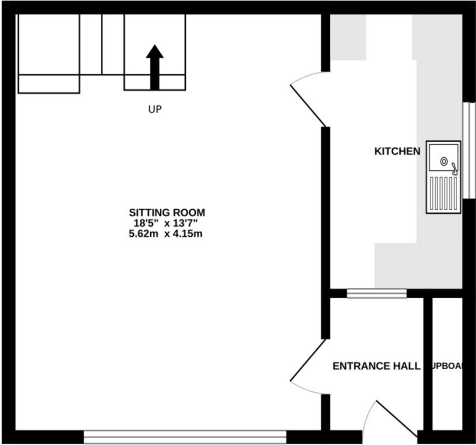
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Local Authority

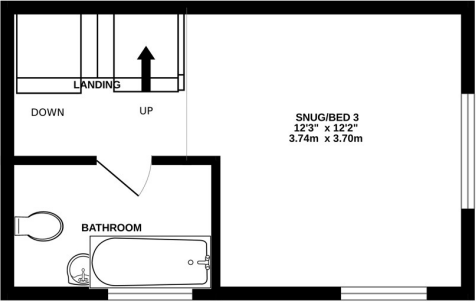
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



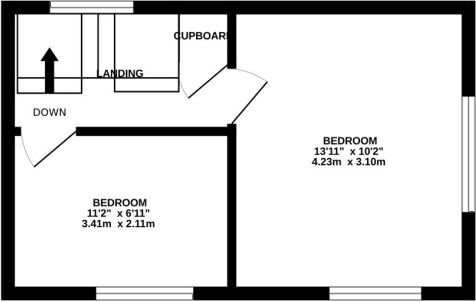
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



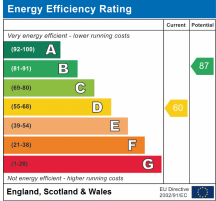
2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



2 LITFIELD COTTAGES, SILVER STREET, CHALFORD, GL6 8QG

TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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.