



2 Litfield Cottages Silver Street, Chalford Hill, Gloucestershire, GL6 8QG  
Guide Price £420,000

**PETER JOY**  
Sales & Lettings



## 2 Litfield Cottages Silver Street, Chalford Hill, Gloucestershire, GL6 8QG

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 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.



Viewing by appointment only

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

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### Description

2 Litfield Cottages is a charming character property, offering flexible and well proportioned accommodation. The cottage has been well maintained and upgraded by the vendor, and recent works include lovely double glazed aluminium windows, the addition of new engineered oak flooring, and replacement radiators. The cottage has been redecorated throughout with a palate of colours chosen from Little Greene and The Paint and Paper company. With an elegant and neutral backdrop of Little Greene's Portland Stone, pops of colour ( Chinese Emperor Yellow, and Jaipur Pink, and Leather) add warmth to the property. Entrance is through a useful hallway with storage, into a generous main reception room, with lovely stone mullion picture windows looking onto the garden. A new engineered oak floor adds a contemporary touch. Upstairs is another generous reception room with fitted bookshelves, stripped pine flooring and a double aspect offering views. Currently arranged as a cosy snug, the room's 12' proportions would allow this easily to become a double bedroom, or with a sofa bed can offer versatile use as an occasional additional guest bedroom. The bathroom is situated on this floor. Upstairs are 2 bedrooms. The main bedroom again with double aspect offers glorious views over the valley. An airing cupboard provides additional useful storage.

### 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!

### Location

Local amenities at Chalford include a well regarded school, pub and community run shop with a doctors surgery and take away at nearby Bussage. 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.

### Agents note

The listing includes some garden photographs showing the space during the Spring and Summer.

### Tenure

Freehold

### Services

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

### Council Tax

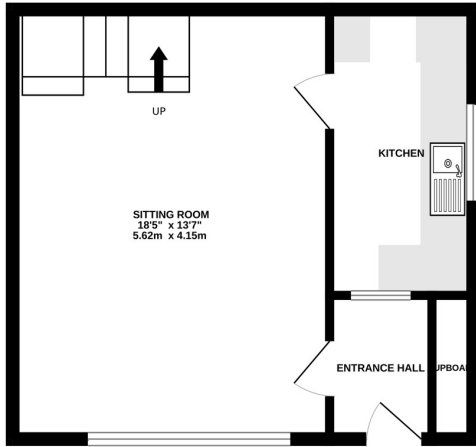
Band = C

### Local Authority

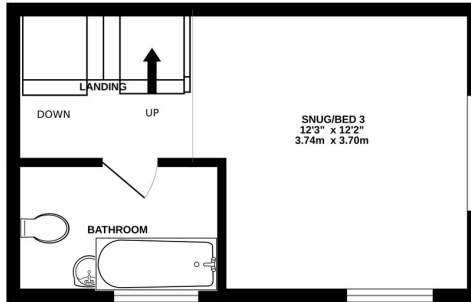
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



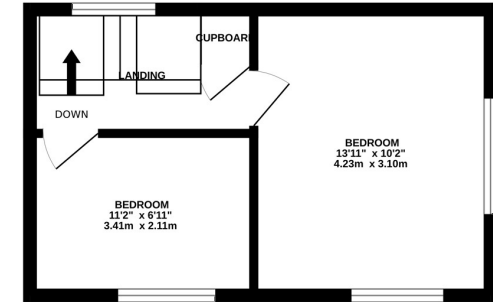
GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



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



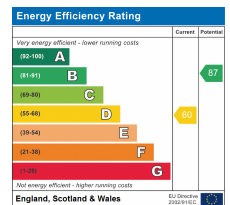
2ND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



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.