



Myrtle Cottage, Old Neighbourhood, Chalford, Stroud, Gloucestershire, GL6 8AA  
Guide Price £500,000





## Myrtle Cottage, Old Neighbourhood, Chalford, Stroud, Gloucestershire, GL6 8AA

Charming Grade II listed character property located in popular St Marys with delightful countryside views to the rear. The accommodation, which is very well presented comprises, an entrance porch, sitting room, kitchen/dining room, ground floor shower room, superb annexe or reception room/home office, three/four further bedrooms with a family bathroom which is all complemented by off street parking for two cars and level lawned gardens with a patio (Lead photo from rear)

ENTRANCE PORCH, SITTING ROOM WITH FEATURE INGLENOOK FIREPLACE, OPEN PLAN KITCHEN/DINING ROOM WITH DOUBLE DOORS TO THE GARDEN, LOBBY WITH GARAGE/STORE ACCESS, GROUND FLOOR SHOWER ROOM, SUPERB 22'11 x 9'0 VAULTED ANNEXE/RECEPTION ROOM, LANDING WITH VIEWS TO THE REAR, THREE BEDROOMS, ATTIC ROOM/BEDROOM FOUR WITH STORAGE, GAS CENTRAL HEATING, PERIOD FEATURES THROUGHOUT, OFF STREET PARKING, LEVEL ENCLOSED REAR GARDEN WITH PAVED PATIO AND DECKED SEATING AREA, DELIGHTFUL COUNTRYSIDE VIEWS.

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

Myrtle Cottage is a delightful Grade II listed character property with lovely countryside views with a beautiful vaulted 22'11 x 9' extension which is an ideal annexe with its own shower room and WC. The accommodation which is arranged over three floors comprises, an entrance porch, charming sitting room with a feature fireplace and wood burner, open plan kitchen/dining room with a contemporary style fitted kitchen and breakfast bar with doors leading to the rear garden, rear lobby with access to the garage/storage, ground floor shower room and superb annexe with a vaulted ceiling and double doors leading the garden. The first and second floors offer three/four bedrooms with storage and a good size family bathroom with a separate shower cubicle. Further benefits include gas central heating and period features throughout to include exposed Cotswold Stone, Mullion windows and exposed beams.

### Outside

A paved driveway to the front of the property provides off street parking for two cars and leads down to the garage and entrance door. The rear garden is a level with a paved patio which is the ideal spot for alfresco dining, a separate decked seating area and a large lawn which overlooks the fields to the rear and countryside beyond.



### Location

Local amenities at Chalford include several well regarded schools, public houses, a community shop, sports club, hairdressers, chip shop 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). 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 St Marys Church. Continue up this hill and take the sharp right bend and the property is several hundred yards up on the right hand side as denoted by our for sale board.

### Tenure

Freehold

### Council Tax Band

Band - D

### Services

The vendor has informed us that all mains services are connected.

### Local Authority

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



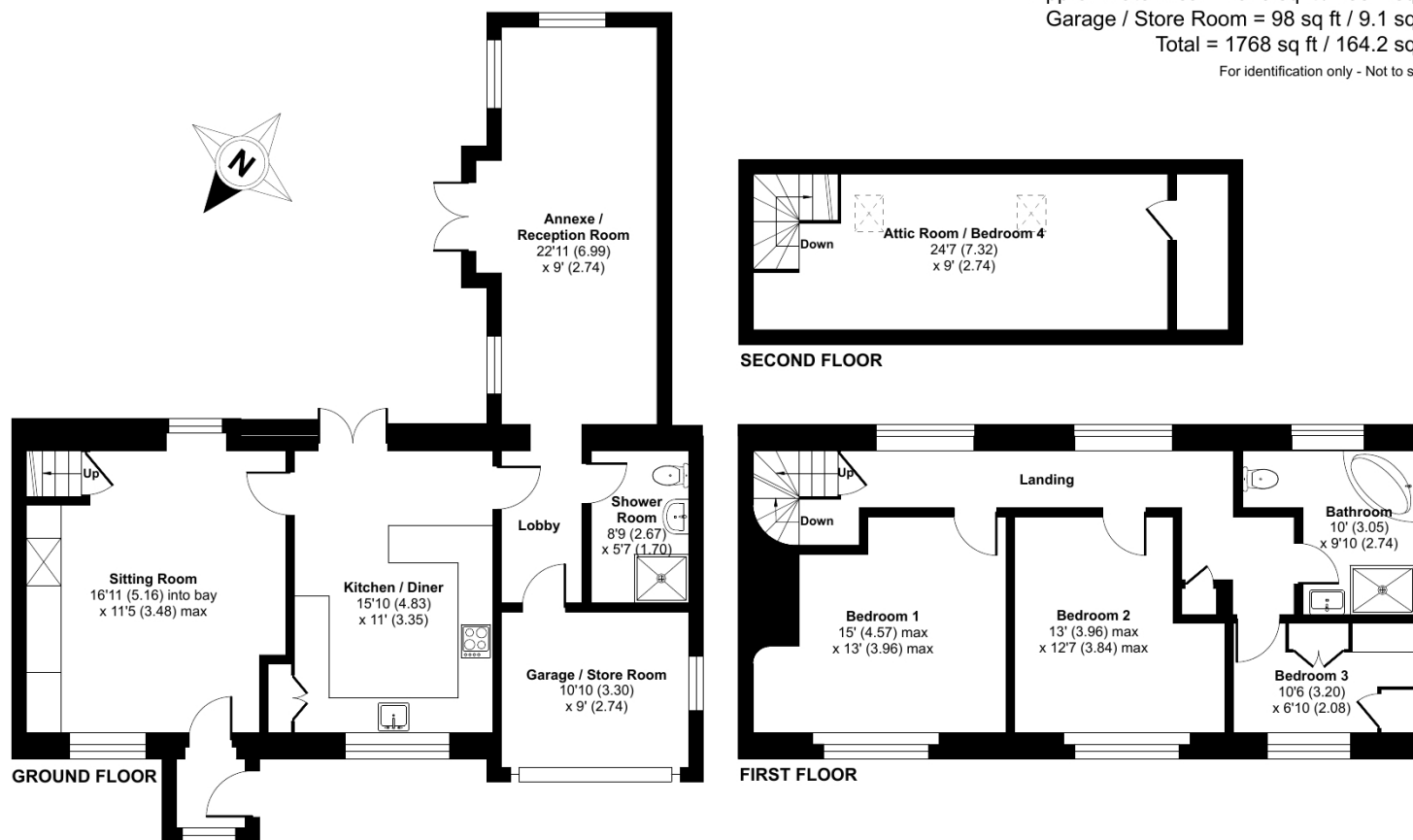
# Myrtle Cottage, Old Neighbourhood, Chalford, Stroud, GL6

Approximate Area = 1670 sq ft / 155.1 sq m

Garage / Store Room = 98 sq ft / 9.1 sq m

Total = 1768 sq ft / 164.2 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: 1095953

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.