



2 Vine Cottage, High Street, Chalford, Stroud, Gloucestershire, GL6 8DH  
Price Guide £525,000





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A beautifully presented extended character home in an elevated spot above Chalford High Street that has been the subject of a clever, comprehensive refurbishment programme with large, light filled living spaces finished to a remarkably high standard, a sunny paved garden with balcony over and wonderful views across the valley.

20' KITCHEN/FAMILY ROOM, 14' SITTING ROOM WITH COTSWOLD STONE FIREPLACE WITH WOOD BURNING STOVE, STATEMENT BATHROOM WITH ROLL TOP BATH AND SHOWER CUBICLE, 20' PRINCIPAL BEDROOM WITH DRESSING AREA AND GLAZED DOOR TO A BALCONY, TWO FURTHER CONNECTING BEDROOMS AND A LOVELY GARDEN WITH BALCONY OVER.



Viewing by appointment only

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### Description

Welcome to 2 Vine Cottage, a beautifully realised character home set above Chalford High Street. This sunny position enjoys a superb view across the valley and is well known for its creative, inclusive neighbourhood, with the community run store at the bottom of the footpath and country walks on the doorstep. The property is built using traditional methods from Cotswold stone and was extended by the previous owner. Our client fell in love with the location and the outlook and promptly purchased the house in 2022. She then set about creating a living environment that suited her preference for large, light living spaces that connect with the view and the exterior of the property. The resulting home is nothing short of stunning, with generous, welcoming living areas all finished to an exacting standard.

It's immediately clear that real care and thought has gone into this refurbishment. You walk into a 20' kitchen/family room with Everhot stove, glazed double doors that open to connect the inside with the outside and plenty of space to cook, eat and entertain. A 14' sitting room is beyond this - a lovely space, with a classic Cotswold fireplace with original bread oven and a contemporary twist, in the form of a modern wood burning stove. Upstairs you'll find a landing and two huge rooms. The first is a simply stunning bathroom. This amazing space is bigger than many bedrooms, with a luxurious roll top bath and large walk in shower with a window that takes in the super view. The second room on this floor is a remarkable bedroom. This space was originally two bedrooms and they have been combined to make a wonderful 20' room with dressing area and glazed door that leads out onto a balcony. A spiral staircase leads up to the top floor, with two further rooms found on this level. One room leads into another, so would be perfect as a study or dressing room with connecting double bedroom. High quality fittings have been used throughout the property and there is colour and clever design touches everywhere you look. A genuinely unique home, and an absolute must for your viewing list.

### Outside

The outdoor spaces at 2 Vine Cottages are every bit as captivating as the interior. The owner has essentially created another room here - a carefully considered space that seamlessly connects with the kitchen and makes the very most of the outlook and the sun. The main garden is paved, with a copper topped bar as a central feature - the perfect spot to deal with those last few emails on a sunny Friday afternoon or to eat or have a leisurely coffee with the view. The back wall of the terrace has been clad with timber, which provides an attractive, practical backdrop with space to hang garden tools. Steps lead up from this area to the balcony. This can also be accessed from the main bedroom and is an ideal spot to relax in the afternoon sun. The property also owns an area of the banked woodland set behind the property.

### Location

Honey-coloured cottages nestle along the aptly named Golden Valley, besides fine houses built by wealthy clothiers, who came to the area when the opening of the Thames and Severn Canal in 1789 made Chalford a manufacturing centre for broadcloth. Chalford is also known for the donkeys who were used to deliver bread and coal to doorsteps along the miles of winding tracks which still criss-cross the village. Today there is an excellent community store on the High Street and nearby Chalford Hill, Bussage and Eastcombe have well-regarded shops, schools, pubs and a doctors' surgery. The village is also home to the popular Lavender Bakehouse and there is a lovely walk from the café up the old canal path to a delightful village playground bordering the stream. A charming jumble of Cotswold cottages, narrow lanes, old mills and dry-stone walls still help give this part of the world its character and it is designated as an Area of Outstanding Natural Beauty. The valley has long been home to creative folk and today a number of art galleries continue that tradition. Chalford is also close to the larger centres of Cirencester and Cheltenham, while nearby Stroud (4 miles) has a direct train line to London and an award-winning farmers' market.

### Directions

Leave Stroud via the A419 London Road and continue for approximately four miles passing the turnings for Burleigh, Bussage/Eastcombe/Chalford Hill & Old Neighbourhood. Shortly after the Old Neighbourhood, turn left opposite 'Victoria Works Studio' and continue on along the High Street. Park by the village shop and walk up the footpath behind it, bearing right. The property can be found up the footpath, through the back gate and past No.1 Vine Cottage.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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, and mobile voice and data services should be available from all major networks.

### Local Authority

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




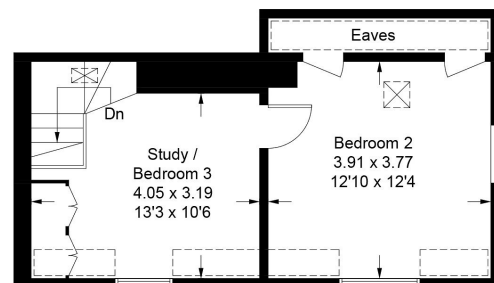


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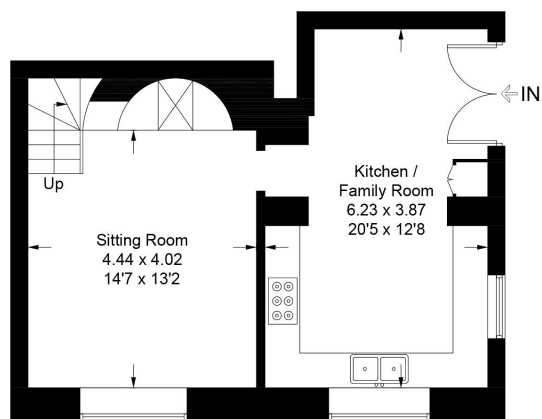
Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft  
(Including Eaves)



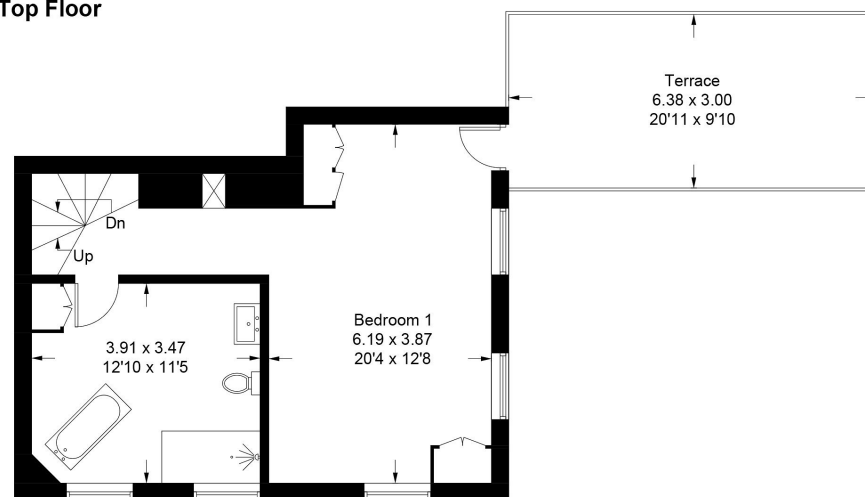
 = Reduced headroom below 1.5m / 5'0



**Top Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1218793)

| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
| Very energy efficient - lower running costs | Current  | Potential |
| (90+)                                       | <b>A</b> | <b>87</b> |
| (81-89)                                     | <b>B</b> |           |
| (72-80)                                     | <b>C</b> | <b>73</b> |
| (63-71)                                     | <b>D</b> |           |
| (55-62)                                     | <b>E</b> | <b>67</b> |
| (47-54)                                     | <b>F</b> |           |
| (39-46)                                     | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |
| England, Scotland & Wales                   |          |           |
| EU Directive 2002/91/EC                     |          |           |

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.