



Fir Tree Cottage, St Marys Chalford, Stroud, Gloucestershire, GL6 8PU
Guide Price £450,000



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Beautifully presented two bedroom detached character cottage with superb views and private, terraced gardens which overlook the Golden Valley. Off street parking (small car) and a garage are complemented by an entrance hallway, utility cupboard, ground floor bathroom, kitchen, sitting room, two bedrooms and snug/reception room. Offered with no onward chain.

ENTRANCE HALLWAY, UTILITY CUPBOARD, GROUND FLOOR WC, STYLISH FITTED KITCHEN, SITTING ROOM WITH FEATURE WOODBURNER, SNUG/FURTHER RECEPTION ROOM, TWO DOUBLE BEDROOMS, GAS CENTRAL HEATING, PARTIAL DOUBLE GLAZING, OFF STREET PARKING FOR TWO CARS, GARAGE, PERIOD FEATURES THROUGHOUT, PRIVATE PAVED PATIO WITH VIEWS, WOOD STORE, SHED, BORDERS AND LAWN, UNIQUE SUMMER HOUSE AND OFFERED WITH NO ONWARD CHAIN.

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk





Description

Fir Tree Cottage is a charming detached character cottage located in lovely elevated position which is perfect to take in the stunning views. The accommodation, which is arranged over three floors and upgraded by the current vendors comprises, an entrance hallway/boot room with a utility cupboard and storage, ground floor bathroom, stylish fitted kitchen with a breakfast bar which opens up to a spacious sitting room with stripped floorboards, a feature wood burner and a door leading to the garden. The first and second floors offer a snug/further reception room, two bedrooms and superb views. Further benefits include gas central heating, character features throughout and being offered with no onward chain.

Outside

Leading from the sitting room is a lovely paved patio which is the perfect spot to sit and take in the lovely views, steps lead up to a lawned area and borders with an array of shrubs and plants and there is a unique train signal box which could be upgraded to a home office/study.

Location

Chalford High Street is a short walk away and home to an excellent community store whilst Lavender Bakehouse is found nearby on London Road. Local amenities in Chalford Hill include several well regarded schools, public houses, a post office, doctors surgery and nearby the highly rated farm shop, Jolly Nice. Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, 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 towards Cirencester. Continue on this road passing through Bowbridge and Thrupp before coming to Brimscombe corner on the left hand side roughly 2.5 miles from Stroud. Continue pass the garage on the right and left hand turning for Toadsmoor, continue along for approximately another mile and the property is located in an elevated position on the left hand side.

Tenure

Freehold

Council Tax Band

Band = C

Services

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

Local Authority

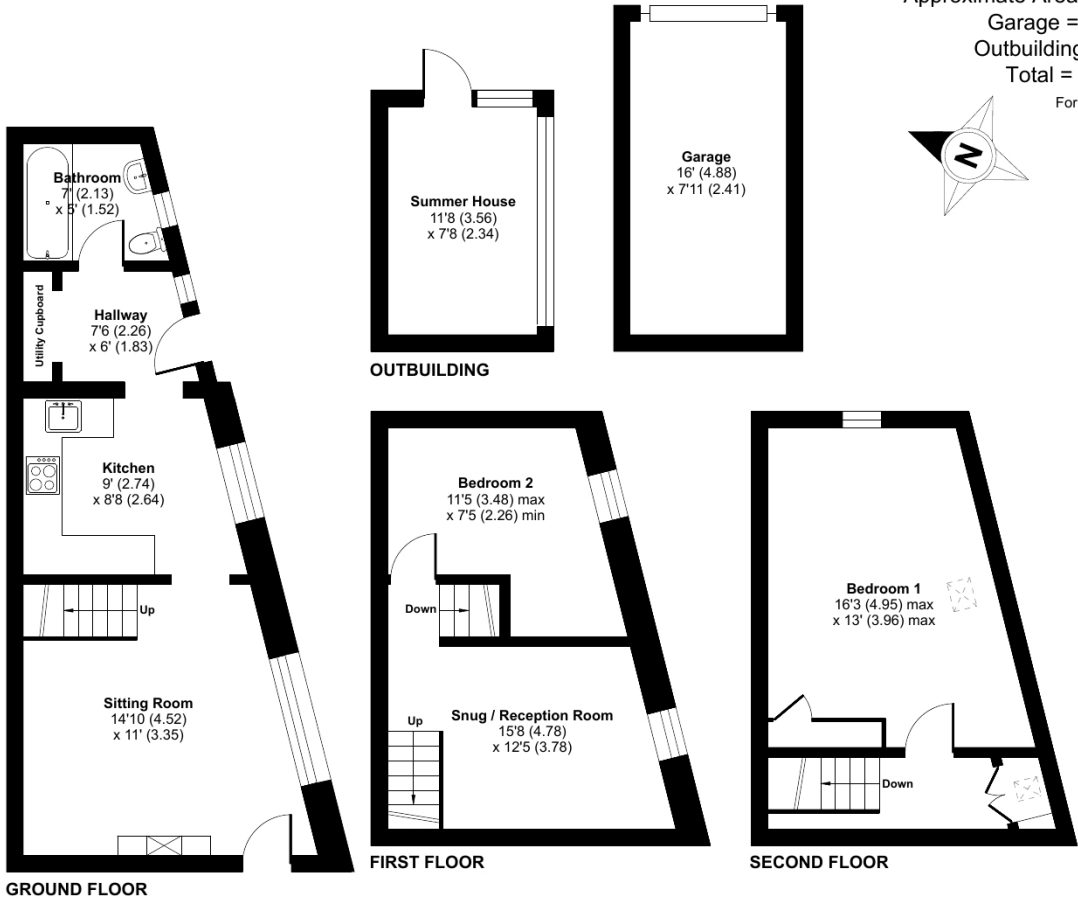
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



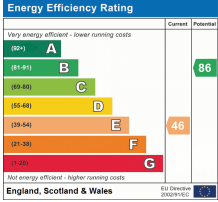
St. Marys, Chalford, Stroud, GL6

Approximate Area = 883 sq ft / 82 sq m
 Garage = 128 sq ft / 11.8 sq m
 Outbuilding = 89 sq ft / 8.2 sq m
 Total = 1100 sq ft / 102 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: 1096569



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.