



Saratoga Cottage High Street, Chalford, Gloucestershire, GL6 8DP
Guide Price £625,000



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A beautifully presented detached Cotswold stone cottage situated in the heart of popular Chalford High Street with stylish, flexible accommodation, a landscaped garden, a studio and parking and more character and charm than you can shake a well maintained stick at.

26' SITTING ROOM WITH ENTRANCE AREA, 14' DINING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, LANDING/UTILITY AREA, BATH AND SHOWER ROOMS, STUDIO WITH STORE ROOM, PARKING AND A COLOURFUL WELL PLANTED GARDEN.



Viewing by appointment only

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

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Description

Saratoga Cottage is a beautifully presented detached Cotswold stone cottage situated in the heart of creative Chalford High Street. This sought after location enjoys an thriving, inclusive village community, with well regarded schools within easy reach and country walks just up the road. The property is built using traditional methods from Cotswold stone under a pitched tiled roof. The current owner has taken time and care to create a special space here in over twenty years of happy ownership, with flexible accommodation arranged over three floors.

This is a comfortable, welcoming home, with bags of character and interest. A 26' sitting room with entrance area, 14' dining room with fireplace and wood burning stove and kitchen/breakfast room can be found on the ground floor. A staircase leads up from the sitting room two a bedroom and a bathroom, with another bedroom above this on the second floor. In addition, the original stone staircase takes you up out of the dining room to the largest bedroom, with a fourth bedroom, useful utility area and bathroom above this on the second floor on this side of the house. Character features have been retained throughout the property the these are highlighted by modern touches and tasteful colour schemes. A super home in a lovely area - an appointment to view is strongly recommended.

Outside

The property benefits from a parking space, a former garage that has been converted into a studio with store room and a lovely rear garden. The parking space is at the side of the house, with provision for EV charging. The studio is beyond this - an ideal work from home space with power and light, with a useful store room at the back. The garden is at the rear of the property and extends over the studio roof. The central feature here is a stone-pillared Oak and glass pergola - the perfect place to relax and entertain. This area is beautifully planted with a variety of established shrubs and plants, with a paved area to the side. This area is defined by dry stone walling and railings, and takes in a great outlook across the High Street into the valley beyond.

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 steep 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. The highly rated Jolly Nice farm shop and café can also be found at the top of Cowcombe Hill. 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. The property can be found some way along on the left hand side.

Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you should have good mobile voice calling and data services from all major providers, although the reception inside the property may be limited.

Local Authority

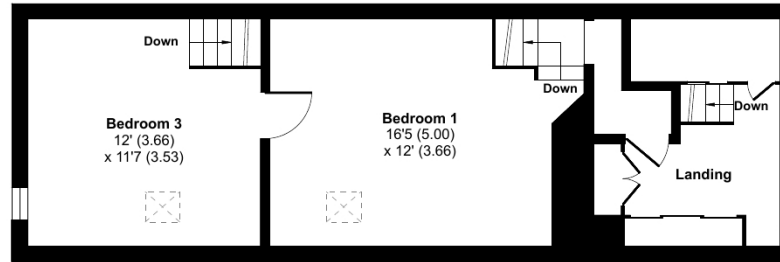
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



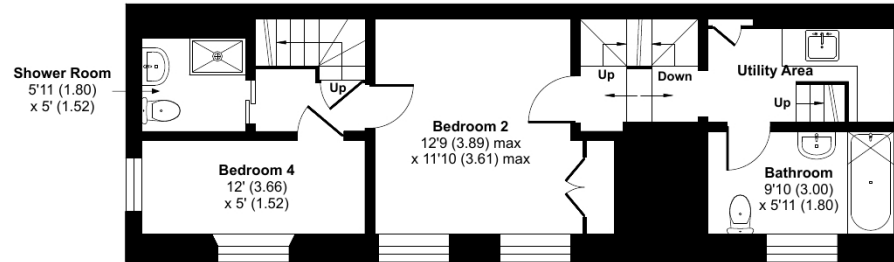


High Street, Stroud, GL6

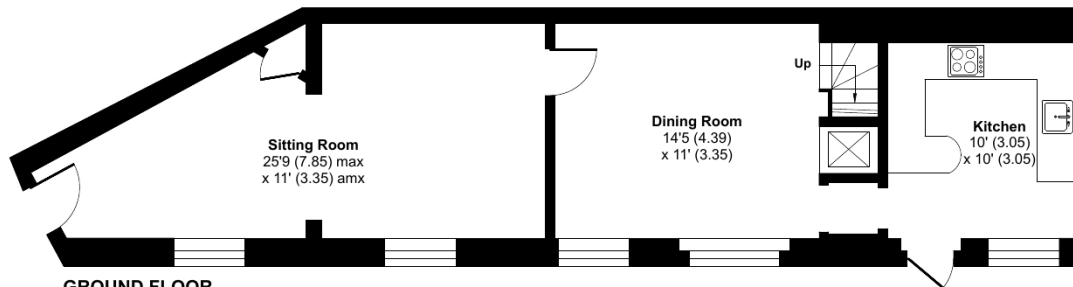
Approximate Area = 1536 sq ft / 142.7 sq m
 Outbuilding = 175 sq ft / 16.3 sq m
 Total = 1711 sq ft / 159 sq m
 For identification only - Not to scale



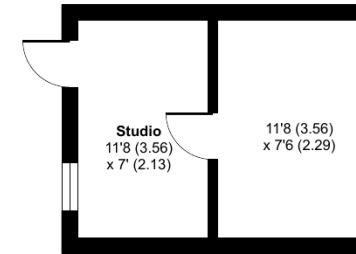
SECOND FLOOR



FIRST FLOOR



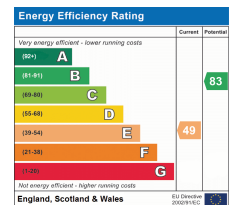
GROUND FLOOR



OUTBUILDING



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: 1142037



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.