



2 Litfield Cottages Silver Street, Chalford Hill, Gloucestershire, GL6 8QG
Price Guide £400,000

PETER JOY
Sales & Lettings



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

A well presented extended Cotswold stone cottage situated in a quiet elevated position well away from passing traffic in popular Chalford Hill with flexible accommodation and a glorious cottage garden

ENTRANCE AREA, 18' SITTING ROOM, KITCHEN, DINING ROOM/BEDROOM 3, TWO GOOD BEDROOMS, BATHROOM AND A BEAUTIFULLY PLANTED LEVEL FRONT GARDEN

Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk





Description

A well presented character cottage situated in a lovely elevated position at Silver Street, Chalford Hill. This sought after address enjoys a thriving village community, with several good schools and a community run shop within easy reach and countryside walks on the doorstep. The property was originally built using traditional methods from Cotswold stone and has since been extended, offering light, flexible living space over three floors.

The accommodation comprises entrance hall, 18' sitting room with lovely stone mullion style picture windows and kitchen on the ground floor, with a landing, bathroom and dining room/bedroom three found above. This room could have a number of uses and could easily be partitioned from the landing, creating a private third bedroom if needed. Two bedrooms are set above, at the top of the house. The property is tastefully presented, and the views from the first and second floors across the chimney pots of neighbouring properties and the Golden Valley at the front of the property are really rather special.

Outside

The gardens are to the front of the house and enjoy the sunny aspect. A path leads from the front gate to the door past a level lawn and an old Medlar tree that provides shade in what is a very sunny garden. There are well stocked beds with a variety of colourful established roses and herbaceous planting, complemented by the Cotswold stone wall boundaries. We are informed by the current owner that the property will soon benefit from an allocated parking space specifically for 2 Litfield Cottages in the car park below, and that the property has just had new double glazed powder coated aluminum heritage windows fitted (June 2022).



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 and park in the car park on the right. Walk up the footpath just beyond the car park on the left and the property will be found on the right.

Tenure

Freehold

Services

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

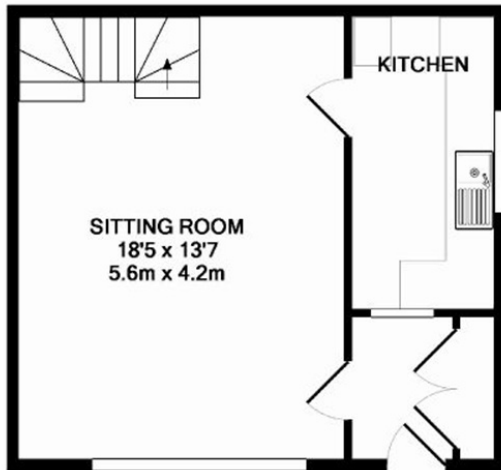
Council Tax

Band = C

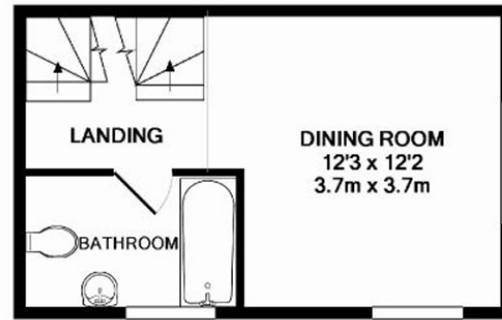
Local Authority

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

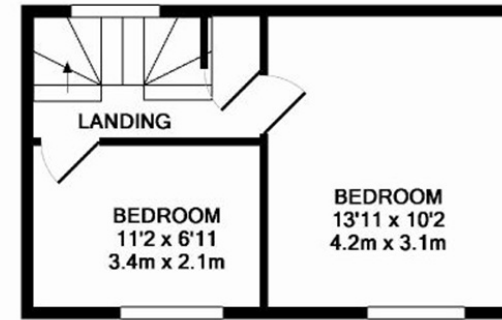




GROUND FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)



2 LITFIELD COTTAGES, SILVER STREET, CHALFORD, GL6 8QG
TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)
Made with Metropix ©2016

Energy Efficiency Rating	
100 to 100	A
92 to 91	B
84 to 81	C
76 to 65	D
68 to 54	E
55 to 39	F
35 to 10	G

Current Rating: 87

England, Wales & N.Ireland

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.