



JAMES PYLE & Co



**Field Cottage, Marle Hill, Chalford, Stroud, Gloucestershire, GL6 8QP**

Semi-detached Cotswold stone period home  
4 bedrooms, 2 bathrooms  
Character features throughout  
Requires updating and renovating  
Idyllic, peaceful setting  
South-facing views over the Golden Valley  
Mature garden  
Garage and driveway  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £700,000**

Approximately 2,084 sq.ft excluding garage

‘Hidden away in a private peaceful setting with southerly views across the Golden Valley, this elegant semi-detached period home requires updating offering sizable accommodation of over 2,000 sq.ft.’



### The Property

Field Cottage is a delightful semi-detached period home located within an idyllic setting nestled into the hillside in the popular village of Chalford with superb views over the Golden Valley. The property is perfectly situated for peace and tranquillity hidden up a private drive whilst also benefitting from direct access to footpaths leading to local amenities. Formerly a weavers cottage displaying a great deal of character, the property is classically elegant and offers great potential for upgrading and refurbishing.

The accommodation is spacious and roomy, more akin to a house than a cottage, and enjoys a southerly elevated position bringing in ample natural light. Arranged over three floors, the accommodation extends to around 2,084 sq.ft. The ground floor opens to a large reception hall with a Rayburn. The living room features an inglenook fireplace with a wood-burning stove inset. There is a generous kitchen/dining room fitted with bespoke timber units, whilst to the

side there is a utility room and WC off. On the first and second floors there are four bedrooms and a study, plus two bathrooms.

The house overlooks its delightful garden from where the exceptional views can be enjoyed. There is a gated driveway (requiring refurbishment) leading to a double garage to one side. A pleasant trickling stream flows at the foot of the garden whilst the tiered garden incorporates terraces, lawns and mature fruit trees.

### Situation

The property is situated on the edge of the village of Chalford, a thriving Cotswold village surrounded by a rolling Cotswold landscape enjoying lovely views and many country walks. Chalford is an age-old Cotswold village nestling in the 'Golden Valley' showing much of its heritage from the wealthy woollen era of the 17th & 18th Centuries. Together with its neighbouring villages, Chalford forms an excellent community with post office/stores, various local shops,

popular primary schooling and the Kings Head pub whilst a short walk away is the highly regarded Lavender Bakehouse coffee shop. The property is readily accessible to Stroud and Cirencester where there are more comprehensive facilities and services. Fast trains to London Paddington are available from nearby Kemble and Stroud train stations. The property is within walking distance to Chalford Hill Primary School whilst private education is available at Beaudesert Park, Wycliffe and Westonbirt School. Cheltenham and Gloucester are also easily commutable, as is access to both the M4 and M5.

### Additional Information

The property is Freehold with mains gas, drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available and there are some good mobile phone networks coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for

more information. Stroud District Council Tax Band D.

### Directions

From the Cirencester direction (East) follow the A419 down the hill towards Stroud. Pass the Lavender Bakehouse and take the next right by the green to then turn onto Marle Hill. Follow the lane up the hill, bearing left to follow the sharp S-bend and then the sharp left hand turn to continue up the hill. The driveway to Field Cottage is then located as the next left before the footpath.

Postcode GL6 8QP

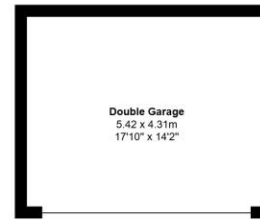
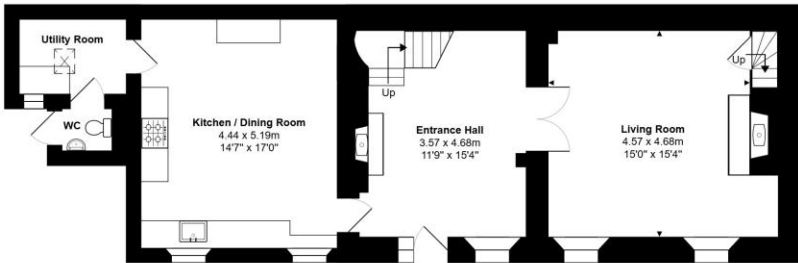
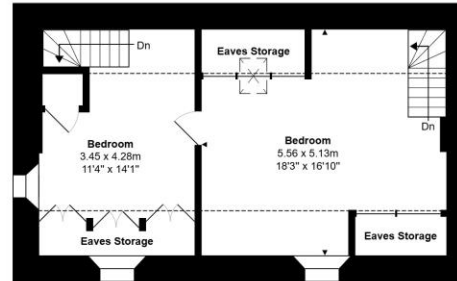
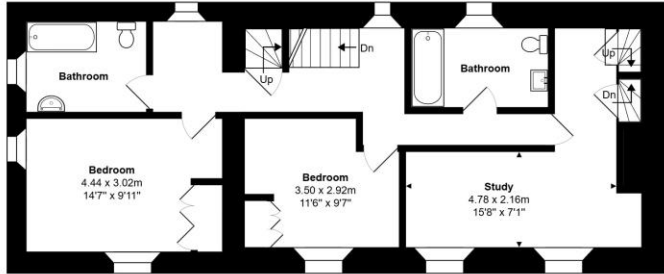
What3words: ///prelude.perfectly.super

**Agents note:** Marle Hill is a steep and narrow approach, therefore, please speak to a member of staff before arranging to visit the property.



Total Area: 193.6 m<sup>2</sup> ... 2084 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



Not shown in actual position.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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