



ALMA COTTAGE · RANDALLS GREEN · CHALFORD HILL ·

MURRAYS
SALES & LETTINGS

ALMA COTTAGE
RANDALLS GREEN
CHALFORD HILL
STROUD
GL6 8QY

Alma Cottage is a charming Cotswold Stone Cottage in the heart of Chalford Hill. Tucked away from view, the property offers peaceful living with extensive gardens, outbuildings including a detached workshop and off street parking for several vehicles. NO ONWARD CHAIN

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £595,000

FEATURES

- Cotswold Stone Cottage
- Central Village Location
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Period Features
- Wood Burning Stove
- Detached Timber Framed Workshop plus Stone Outbuilding
- Gravelled Driveway for 3/4 cars
- Generous Sized Level Rear Garden



DESCRIPTION

The internal accommodation is arranged over two floors with a plethora of period features including exposed Cotswold stone, fireplaces, beams and even its own well! The cottage is entered via private gates from the parking area.

First impressions certainly do not disappoint with a historical wooden door into the hallway with a utility/cloakroom offset. The cosy sitting room focuses on the lovely fireplace, an ideal space to warm up on a cold winter's day with an adjoining conservatory bringing the outside in with its lovely garden views. The kitchen/breakfast room is located beyond with hand made cabinets and further exposed stone fireplace. For those seeking a more formal dining space a further reception room provides an excellent area for entertaining with a well tucked away in the corner, (covered over), and access to the rear garden. Stairs from the sitting room lead to the first floor where there are three equally lovely bedrooms, with the master offering an abundance of light with triple aspect windows and en-suite shower room, together with the family bathroom. Part of the landing doubles up as a fantastic study area (that could easily be partitioned for extra accommodation).

A rarity for the area, Alma Cottage offers off street parking for an array of vehicles. Lovely, well stocked, level gardens are located to

the rear of the cottage enclosed by Cotswold Stone with outbuildings including a fabulous timber cabin currently utilised as a workshop, detached stone outbuilding (ideal for storage) and a covered seating area. The patio sits directly behind the cottage providing an ideal space for alfresco dining.





DIRECTIONS

From Stroud take the A419 east to Chalford and after approximately 4 miles turn left up Old Neighbourhood, just after the church, and on reaching a crossroads near the top, turn right into Abnash and bear left after a short distance where the road splits, continuing onto Burcombe Road. At the next crossroads, turn right down into Middle Hill and the property will be found on the right hand side just after the right hand turn to Midway. Parking is available on the driveway.

LOCATION

Chalford is a quintessential Cotswold village with pretty, historic Cotswold homes, of which Alma Cottage is a prime example. The village has a strong sense of community with a good selection of local amenities including a popular village pub, café and a community shop on Chalford High Street. For sporting enthusiasts there is a Sports and Social Club hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest. There is a popular primary school plus Thomas Keeble Secondary School in nearby Eastcombe. The village is well-placed for wonderful country walks and there is a popular pub, The Old Neighborhood serving food and a welcoming atmosphere.

The market towns of Stroud and Cirencester are both within easy reach, offering a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award-winning Saturday Farmers' Market.

Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.



Alma Cottage, Randalls Green, Chalford Hill, Gloucestershire

Approximate IPMS2 Floor Area

House	155 sq metres / 1668 sq feet
Summerhouse	10 sq metres / 108 sq feet
Store	4 sq metres / 43 sq feet
Total (Includes Limited Use Area)	169 sq metres / 1819 sq feet
	5 sq metres / 53 sq feet

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Job No SP3430

This plan is for identification and guidance purposes only.

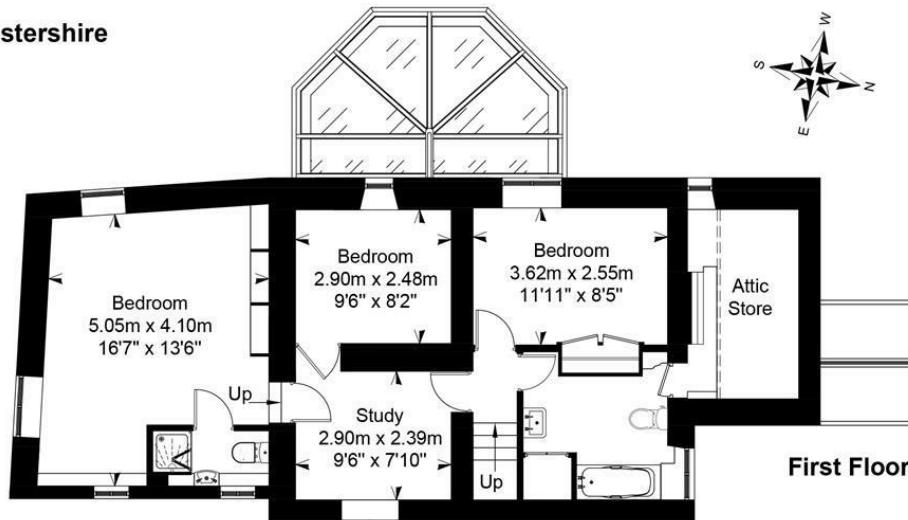
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

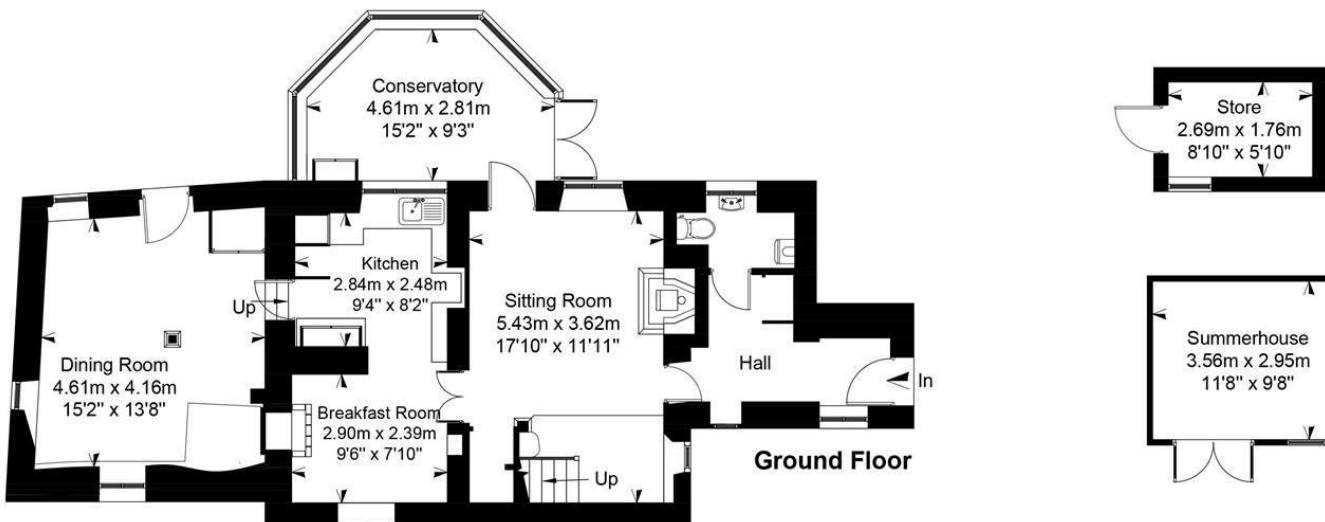
IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



First Floor



Ground Floor

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

D

SERVICES

Mains electricity, gas and water. Septic tank drainage. Stroud District Council Band D £2,230. Ofcom checker: Mobile; EE, O2 and Three all likely. Broadband: Standard 20Mbps Superfast 80 Mbps

For more information or to book a viewing please call our Stroud office on 01453 755552