

CLIFF COTTAGE  
CHALFORD HILL · STROUD





CLIFF COTTAGE  
SILVER STREET  
CHALFORD HILL  
STROUD  
GL6 8ES

A charming Grade II Listed Cotswold stone cottage, nestled in the heart of Chalford Hill village, with gardens and parking.

**BEDROOMS: 3**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £599,995**

## FEATURES

- Picturesque village location
- 3 bedrooms
- 2 bathrooms
- Fitted kitchen/breakfast room
- 2 reception rooms with underfloor heating
- Character features
- Lovely gardens
- Off street parking
- Wood burning stove
- Chain free



## DESCRIPTION

Cliff Cottage is a classic example of a traditional, Grade II Listed, Cotswold Cottage located in the heart of Chalford Hill. Over the years, the property has been meticulously maintained to blend the characters of its origin with modern day comforts such as electric under floor heating in the two main reception rooms.

The split-level accommodation is set behind lovely wrought iron gates with the main entrance leading into the cosy sitting room furnished with traditional stone floors, exposed beams and centrally appointed fireplace with wood burning stove inset. An equally impressive second reception room, the parlour, offers endless opportunities such as a music room or simply an additional area to relax. The utility room, with separate shower and cloakroom, is also located upon this level. On a level of its own, the smart kitchen/breakfast room is fitted with bespoke stylish units flooded with natural light and space for a dining table and access via a rear hallway to the garden. Three bedrooms are positioned on the top floor, each with their own unique feel and the master benefiting from built in wardrobes, together with the family bathroom.

A private driveway runs from the side to the rear of the house offering parking for two cars, together with pedestrian access into the garden. Set above the house, the gardens have been carefully planned with lovely areas of level gardens enclosed by mature borders and a summer house with sociable seating area, ideally placed to enjoy the lovely views.







## DIRECTIONS

The Property is most easily found by leaving Stroud on the A419 in the Cirencester direction. On reaching Chalford, turn left up The Old Neighbourhood just after St Mary's Church. At the next crossroads, turn right into Abnash and then take the first right. Continue straight ahead for a short distance and follow the road to the left. Silver Street car park can be found on the right hand side. We recommend parking here for the initial viewing

## LOCATION

Nestled in the heart of the Cotswolds, Chalford Hill is a picture-perfect village known for its characterful narrow lanes, historic stone properties, and strong sense of community. Cliff Cottage is a prime example of a period home reflecting the village's architectural charm.

Chalford offers a warm, welcoming atmosphere with a range of local amenities, including a well-loved community shop on Chalford High Street, Pudney Pie Café and two well regarded public houses. For sports enthusiasts, the vibrant Sports and Social Club hosts football, cricket, tennis, and regular exercise classes, while the village's annual Chalfest music festival is a much-anticipated highlight of the summer calendar. Surrounded by stunning countryside, Chalford is ideal for scenic walks.

The nearby market towns of Stroud and Cirencester provide excellent shopping and leisure opportunities. Stroud boasts several major supermarkets, including Waitrose, and is renowned for its award-winning Saturday Farmers' Market. Families are drawn to the area for its exceptional education options. Chalford Hill has a popular primary school, and Thomas Keble Secondary School is just five minutes away. Several prestigious grammar schools can be found in Stroud, Gloucester, and Cheltenham, alongside renowned independent schools such as Beaudesert Park in Minchinhampton and Wycliffe College in Stonehouse.

Transport links are excellent, with mainline services from Stroud Station to London Paddington in approximately 90 minutes. The M4 and M5 motorways are also within easy reach, making Chalford an ideal location for both commuters and those seeking a peaceful Cotswold lifestyle.





## Cliff Cottage, Silver Street, Chalford Hill, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 111 sq metres / 1195 sq feet  
Summerhouse 8 sq metres / 86 sq feet

Total 119 sq metres / 1281 sq feet

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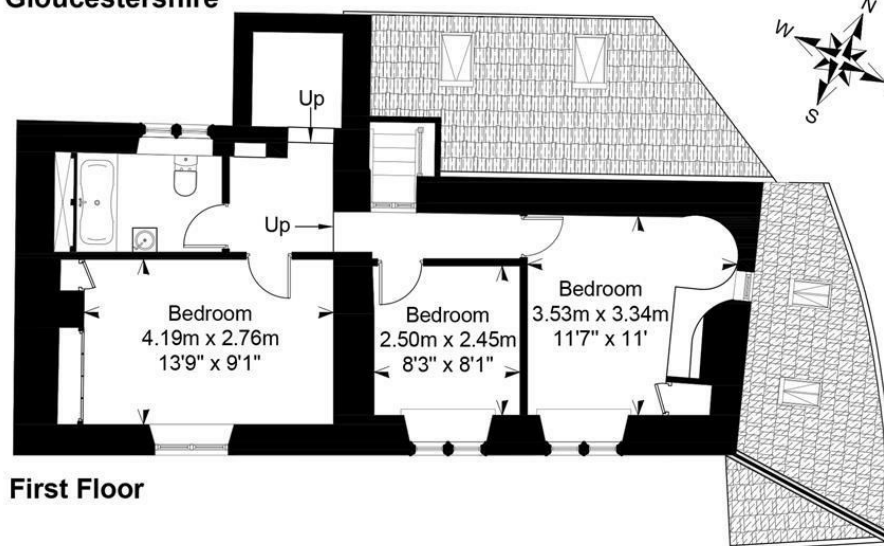
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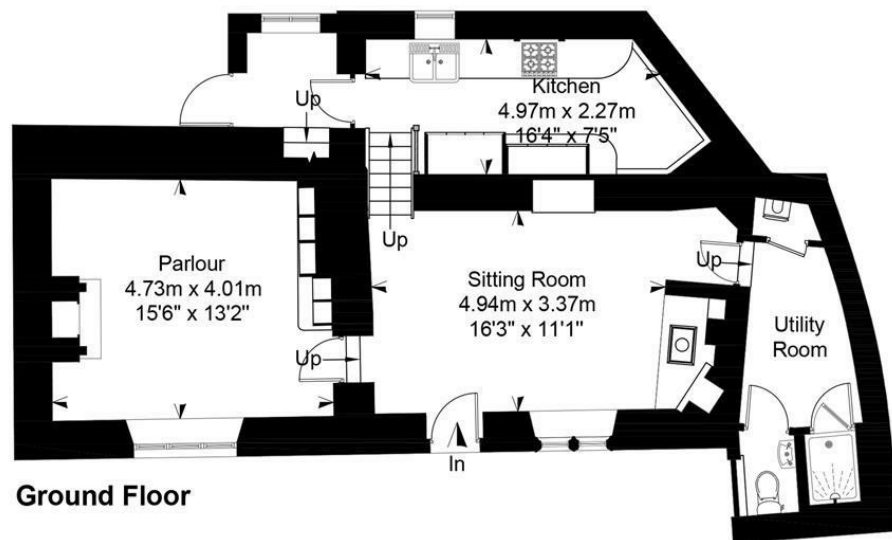
Drawn in accordance with R.I.C.S guidelines.

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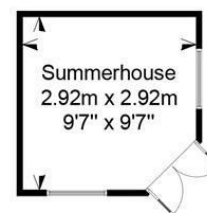
IPMS = International Property Measurement Standard



First Floor



Ground Floor



Outbuildings  
Not Shown In Actual Location Or Orientation

# MURRAY'S

SALES & LETTINGS

### Stroud

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Painswick GL6 6XH

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### Mayfair

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41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

Exempt as Grade II Listed

### SERVICES

All mains services are believed to be connected to the property. Gas central heating and electric underfloor heating, mains drainage. Stroud District Council Band D £2,335.07 Ofcom checker: Broadband: Standard 3 Mbps, Ultrafast 1000Mbps. Mobile Coverage EE, Three, Vodafone all limited, 02 Likely.

## SUBJECT TO CONTRACT

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