

TG

SALES & LETTINGS



Youngs Cottages, Chalford, Stroud Gloucestershire GL6 8PD

£330,000

- Beautifully Presented Cottage
- Rural Cotswold Living
- Perfect Blend of Character and Modern Finishes
- Generous Rear Garden
- Summer house and Outbuildings
- Beautiful Mature Gardens
- Stunning Views
- Close to Minchinhampton, Stroud and Naislworth

The Property

Set in an elevated rural position within the highly desirable hamlet of Hyde, on the outskirts of Minchinhampton, this charming mid-terrace Cotswold stone cottage offers a delightful blend of period character, modern comfort and picturesque countryside surroundings. Beautifully maintained throughout, the cottage provides small but beautifully presented and quaint accommodation arranged over three floors, making excellent use of the available space. Constructed from traditional Cotswold stone beneath a classic stone-tiled roof, the property enjoys an abundance of character both inside and out.

An attractive entrance porch opens into a welcoming sitting/dining room, where a modern wood-burning stove creates a cosy focal point. From here, an inner hallway provides useful bespoke built-in storage and integrate Fridge/Freezer and leads through to the recently installed kitchen including further integrated appliances, which has been finished to a high standard and provides a practical and attractive space for everyday use. The first floor offers two well-proportioned rooms alongside a stylish newly refurbished bathroom, while the top floor provides a further bedroom with charming eaves storage, accessed via the second bedroom.

Throughout the cottage, thoughtful touches including oak flooring and matching windowsills add a quality finish, while the elevated position ensures that the property enjoys beautiful views across the surrounding countryside from virtually every window. The location is equally appealing, with open countryside and scenic walking routes available directly from the doorstep, whilst the popular market town of Minchinhampton is close by, providing a range of shops, cafés, pubs and everyday amenities. A truly charming Cotswold cottage, offering a rare combination of rural tranquillity, period character and convenient access to Minchinhampton and nearby Towns such as Stroud and Cirencester.

Its quaint proportions and beautifully maintained accommodation make it an ideal permanent home, weekend retreat or investment opportunity.

Viewing is highly recommended to fully appreciate the character, setting and wonderful countryside views this delightful cottage has to offer.



Situation

Minchinhampton is a historic hilltop town known for its beautifully preserved stone buildings, many of which date back to the wool trade era. The town offers a vibrant community atmosphere with a weekly country market, artisan cafés, a butcher, grocer, post office, doctors' surgery, primary school, library, and the award-winning Crown Inn pub. Minchinhampton Common—an expanse of National Trust land—is just moments away and offers panoramic views, a golf course, and plentiful opportunities for walking, cycling, horse riding, and gliding. The common is also famed for its free-roaming cattle, wild orchids, butterflies, and as the summer home of Giffords Circus. The area's charm and character have long attracted artists, filmmakers, and notable residents, including the Princess Royal at nearby Gatcombe Park.

SATNAV POSTCODE GL6 8PD

Tenure Freehold

Local Authority Gloucester

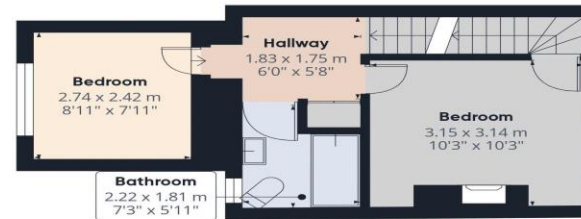
Services Electric, Septic tank drainage and Water are all believed to be connected to the property.

Council tax band B





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

64.4 m²
693 ft²

Reduced headroom

5.8 m²
62 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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