

The Parsonage

St. Marys, Chalford, Gloucestershire



Georgian perfection meets modern cool



The Parsonage, St. Marys, Chalford, Gloucestershire

Mileages

Stroud – 4 miles; Cirencester – 9 miles; Cheltenham – 15 miles;
Tetbury – 9 miles;

Stroud Station (London Paddington in 90 minutes) – 3.6 miles
Kemble Station (London Paddington in 75 minutes) – 9 miles

Main House

Charming hallway, generous principle drawing room, sitting room, study, recently extended contemporary kitchen/dining room, utility room, pantry, cellar, 4/5 bedrooms, 4 bathrooms, potential for self contained annexe.

Grounds

Professionally landscaped gardens, gated parking, outbuildings.

In all about 0.78 acres.

Description

This classic Georgian Rectory has been beautifully renovated and extended by the current owners and is presented in first class order throughout. The modern additions have been blended beautifully with a plethora of fine period detailing that this era is prized for.

The modern glazed kitchen extension, clad in bronzed copper with a sedum roof, revolutionises the dynamics of the house and allows the incredible south westerly light to flow into this area through its floor to ceiling sliding doors. This extension and much of the renovation was designed by Verity & Beverley architects and was subsequently featured in Home & Gardens Magazine.

Much time and energy was spent enhancing the classic Georgian architecture that one would expect from this early 19th century house including; generous proportions, large sash windows, working fires etc.

The main drawing room is an exceptional space combining two original rooms, perfect for entertaining. The two further reception rooms incorporate a study and snug/sitting room which has a discrete hidden staircase leading to the rear bedroom section making this an ideal independent annexe or extra bedroom. The sleek and large fully fitted kitchen/dining room is amply backed up by a walk-in pantry, independent utility room and cellar. The elegant staircase leads to the main portion of the first floor where you will find three generous bedrooms complemented by the three bathrooms.



Outside

The outside has also seen dramatic changes and was professionally landscaped to complement the Georgian architecture of the house and it is informally split into three areas. These include; the formal garden with Cotswold stone circular stairs leading to its lily pond and grassed area. The second section is the flower and vegetable garden discretely set back from the main area which in turn leads to the rear grass and orchard section. The property is approached by automatic gates which leads to a gravel drive where you will find ample parking and turning space. This also houses further outbuildings for wood storage, garden machines etc.

Situation

The Chalford Valley grew dramatically during the 18th and 19th century due to the affluent wool trade of the surrounding countryside. Many of the architectural masterpieces, such as The Parsonage, were created during this period which makes it one of the areas more sought after locations. Chalford itself has well regarded facilities including a local community shop, a cafe, public houses, 2 primary schools, parish church and leisure centre. Stroud offers an award winning weekly Farmers Market as well as a wide variety of shops including Waitrose and amenities such as a train station with direct line to London. The bustling market town of Cirencester has weekly markets and a wider variety of boutique shops. Many families are drawn to the area due to its excellent school system including Rose Hill, Westonbirt, Beaudesert Park and Wycliffe College as well as its convenient access to both the M5 and M4 motorway networks.



The Prime and Country House team would be delighted to show you around this property.

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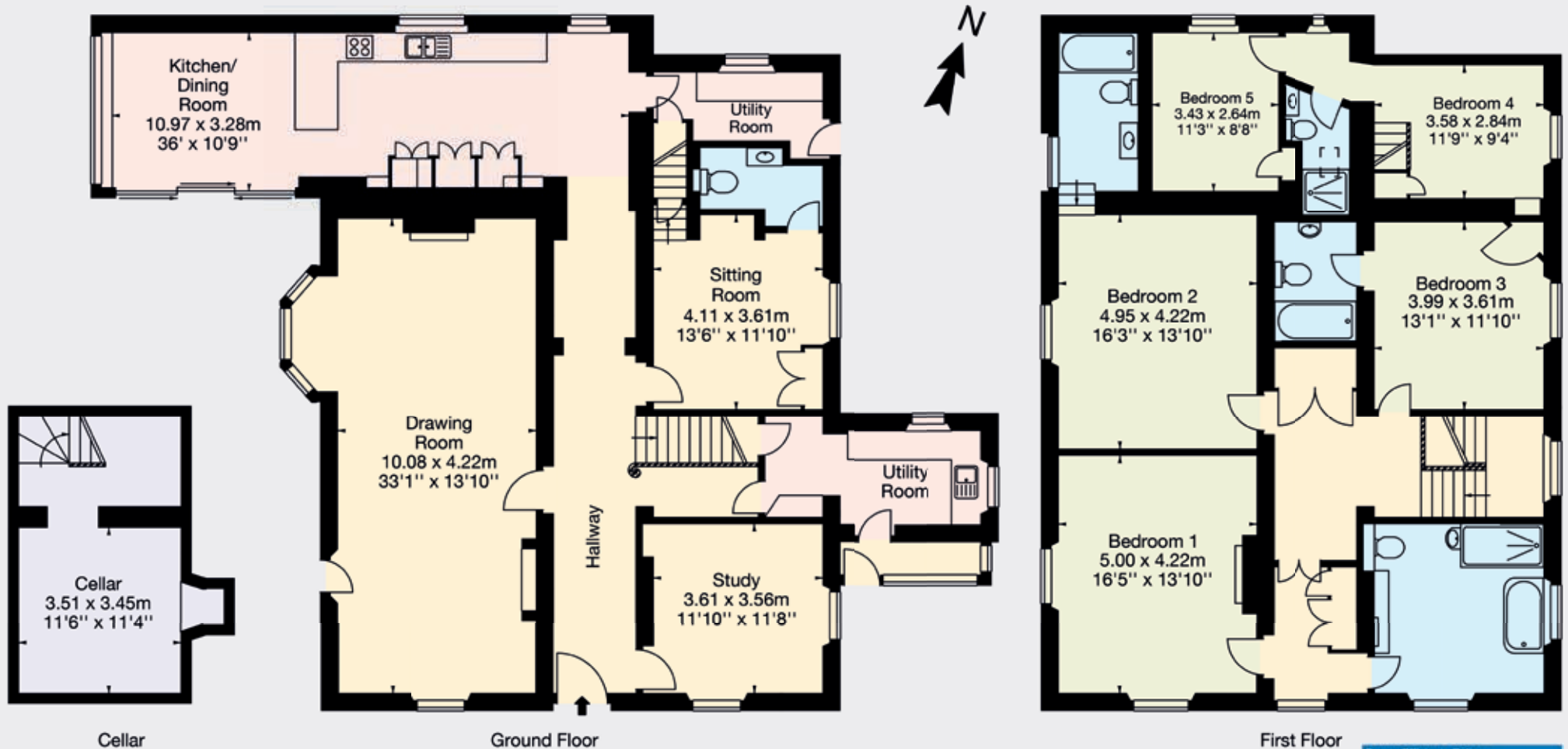
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Approximate gross internal area. Main house = 3,563 sq ft / 331 sq m (including cellar)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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