



# Saratoga Cottage

*A Refined Cotswold Retreat of  
Timeless Elegance*



£565,000  
Freehold



**FINE & COUNTRY**  
fineandcountry.com™



# Saratoga Cottage, High Street, Chalford, Stroud, Gloucestershire, GL6 8DP

**A beautifully restored 17th-century Cotswold stone cottage in the heart of Chalford, offering elegant interiors, landscaped gardens, a studio, and off-street parking, all set within a vibrant village community and surrounded by breathtaking countryside. EPC: D. No Chain.**

## The Cottage

Nestled in the heart of the enchanting village of Chalford, gracefully situated between Stroud and Cirencester, Saratoga Cottage is a masterfully restored late 17th-century detached residence that exudes historic charm and contemporary sophistication in equal measure. Constructed from traditional Cotswold stone beneath a classic pitched tiled roof, this exceptional home is a rare offering that seamlessly blends architectural heritage with modern refinement. No onward chain.

Set within a vibrant and creative community, the property enjoys immediate access to the rolling hills and scenic footpaths of the Golden Valley, along with highly regarded schools and essential amenities. The village itself, steeped in the legacy of the woollen industry and canal-era prosperity, retains its character through a tapestry of honey-hued cottages, winding lanes, and dry-stone walls, all within an Area of Outstanding Natural Beauty.

## Accommodation

Spanning three thoughtfully arranged floors, the interior is both spacious and versatile, ideal for elegant family living, remote working, or artistic pursuits. The ground floor welcomes with a generous reception hall, a characterful dining room, and a sitting room featuring a wood-burning stove and original stone staircase. The kitchen/breakfast room is a light-filled haven, complete with a stable door opening onto the garden and enhanced by electric under floor heating for year-round comfort in the entrance hall, sitting room and dining room.

A spiral staircase ascends to a charming guest suite/bedroom four or study, accompanied by a well-appointed shower room and a serene double bedroom on the top floor. The first floor reveals a further spacious double bedroom with bespoke wardrobes, a stylish family bathroom, and a utility area with direct garden access. Stairs lead to a useful dressing room which is complemented by custom storage. At the apex of the home, bedroom two offers tranquillity and light.

## Design and Features

Throughout the property, original features such as exposed stonework, handcrafted details, and period proportions are harmoniously paired with tasteful décor and high-specification fittings. Modern enhancements include hardwood double glazing, gas central heating, and full fibre internet, ensuring comfort and connectivity without compromise.

## Gardens and Grounds

The gardens are a triumph of design and imagination, conceived as an extension of the living space. Mature planting, young trees, and curated borders frame a stunning oak and glass pergola with drop-down canvas panels, patio, and integrated power. This creates a year-round garden room ideal for entertaining or quiet reflection. Dry stone walls and wrought iron railings enclose the space, offering elevated views across the High Street and valley beyond. A discreet footpath with a metal gate leads past a drying area, wood store, and powered shed.

To the side of the property lies a valuable off-street parking space with EV charging potential, and a former garage now transformed into a versatile studio or workshop with lighting, power, and ample storage. This space is perfect for creative or professional use.

## Location and Lifestyle

Chalford is a village of rare charm and cultural depth. Once a hub of textile innovation, it now thrives as a haven for artists, professionals, and families drawn to its beauty and community spirit. The village offers a well-stocked community store, the beloved Lavender Bakehouse café, and scenic walks along the old canal path. Nearby Bussage, Eastcombe, and Chalford Hill provide further amenities including shops, pubs, schools, and healthcare.

Stroud, a short drive away, is a celebrated market town offering a rich blend of heritage and modernity, with excellent schools, a vibrant arts scene, and direct access to the M5 for commuting to Gloucester, Cheltenham, and Bristol.

## Material Information

Title Number: GR183814  
Tenure: Freehold  
Conservation Area: Yes, Chalford Vale  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: E  
Annual price £2853.98 (2025/26)  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: Very low risk  
Mobile coverage: EE, Vodafone, Three, O2  
Broadband Speed: Basic (3 Mbps) Superfast (53 Mbps)  
Ultrafast (1000 Mbps)  
Satellite/Fibre TV Availability: BT, Sky

(This information is subject to change and should be checked by your legal advisor)

## Directions

For SAT NAV use: GL6 8DP

Leave Stroud via the A419 London Road heading towards Cirencester. Upon reaching Chalford turn left (opposite `Victoria Works Studio`) on to the High Street. Continue along the High Street past the Red Lion Public House. The property will be found a few hundred yards along on your left hand side.

## Selling Agent

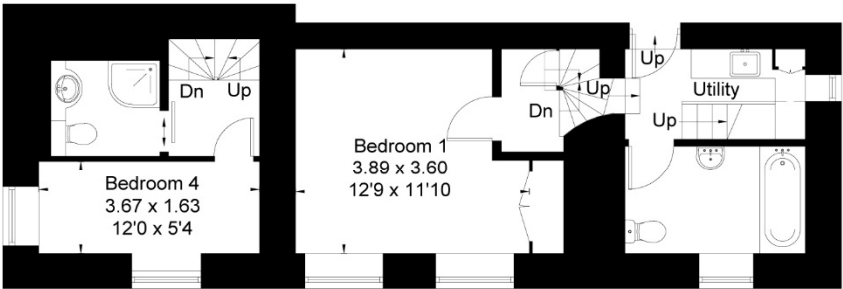
Fine & Country  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751661  
www.fineandcountry.com

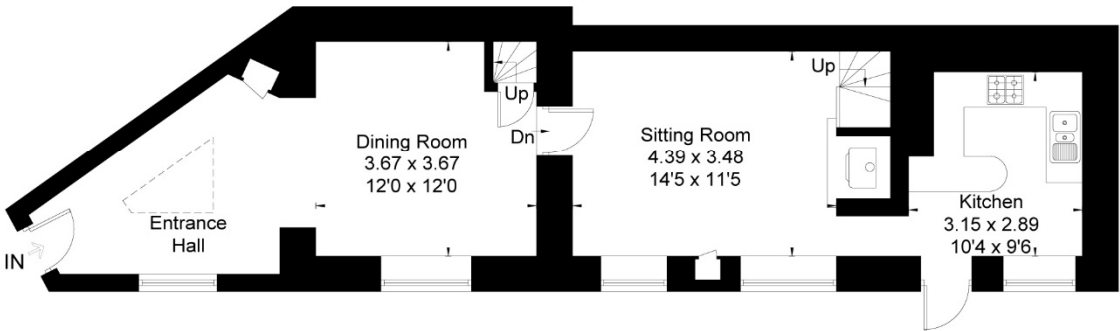
Approximate Floor Area = 142.4 sq m / 1533 sq ft  
Studio = 16.1 sq m / 173 sq ft  
Total = 158.5 sq m / 1706 sq ft



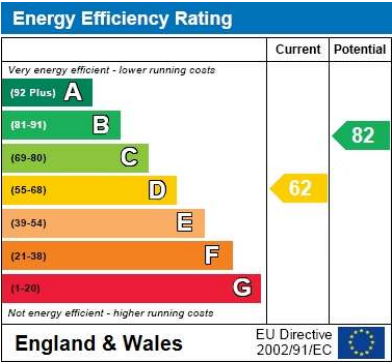
Second Floor



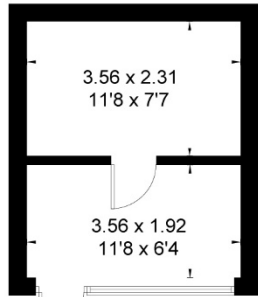
First Floor



Ground Floor



[Symbol] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)  
Studio



Drawn for illustration and identification purposes only by @fourwalls-group.com #95784

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



