



13 Stony Riding, Chalford Hill, Stroud, Gloucestershire, GL6 8ED  
Guide Price £650,000

**PETER JOY**  
Sales & Lettings



## 13 Stony Riding, Chalford Hill, Stroud, Gloucestershire, GL6 8ED

A well presented four bedroom family home, offering spacious accommodation with views overlooking farm and woodlands, situated in a quiet cul de sac in popular Chalford Hill. With parking for several cars and a garage, this delightful family home is a must see for anyone looking to live in Chalford.

ENTRANCE HALL, KITCHEN, SITTING ROOM, STUDY, DINING ROOM, UTILITY ROOM, WC AND LARGE STORAGE CUPBOARD, CONSERVATORY, 4 BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, GOOD SOUTH FACING GARDEN, PARKING FOR SEVERAL CARS, GARAGE, DELIGHTFUL VIEWS & CUL DE SAC LOCATION.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

This delightful four bedroom family home offers spacious light accommodation over two floors, and has been modernised throughout. The large entrance hall leads to the contemporary, well purposed kitchen with good storage and integrated appliances. The sitting room really is the heart of this home, with a fireplace housing a log burner, a large picture window to the rear offering incredible views across the open farm and woodlands giving you a real feel of open space. There is a handy separate study area, a good sized dining room, again with the delightful views to the rear, a utility room, WC with large storage cupboard, and an integral door into the garage. On the lower ground floor there are four good bedrooms. The master bedroom is to the rear of the house, so offers those views, and also has a large en-suite shower room. The family bathroom has been modernised to a high standard. The hall way leads in to a conservatory at the rear of the house, giving access to the beautiful garden and offers a lovely seating area to enjoy looking over the garden down to the fields. Further benefits include gas central heating and double glazing throughout.

### Outside

The south facing rear garden is a real delight. It offers different areas for a family to enjoy. From the conservatory you step down into a lawned area, with a few steps down to a seating and BBQ area on one side and cultivated raised beds on the other. There is a further area of garden that meanders down to a quiet seating area which takes full advantage of the views across the surrounding fields and woodland. There is side access to both sides of the house, and to the front parking for several cars and access to the garage with electric roller door.

### Location

If you climb out of Chalford you will discover an area in complete contrast to its steep hills and valleys - the plateau area of Chalford Hill and France Lynch, which offers level living for its residents, along with truly stunning views. People have been calling this area home for at least 5,000 years, but it really developed in the 16th century when many of the stone cottages were built illegally to house cloth workers from the mills expanding in the valley below. A charming jumble of Cotswold cottages, narrow lanes and dry-stone walls still help give this part of the world its character and it is designated as an Area of Outstanding Natural Beauty.

The area is popular for its mix of beautiful countryside and convenient amenities, including well-regarded schools, pubs, shops and several large playing fields. There is a doctors' surgery at nearby Bussage and a dentists' surgery and petrol station at Fourways. The village also hosts a lively annual community music festival, Chalfest, known as 'the party on the hill'. There are lots of lovely walks in the area – across the fields to Bisley, down the hill to Toadsmoor Lake or through the woodlands of Dimmel's Dale nature reserve. The larger town of Stroud is only four miles away and has a direct train line to London and an award-winning farmers' market. Cirencester, Cheltenham and Swindon are all with comfortable driving distance, meaning residents can enjoy the best of both worlds – country living but with an extensive range of amenities on their doorstep.

### Directions

From Stroud take the A419 London Road towards Cirencester. Continue for several miles, passing Brimscombe Corner, the turning for Bussage/Eastcombe (Toadsmoor Hill) and the church at St Marys. Turn left into the Old Neighbourhood, continue up the hill and turn right into Abnash. Take the next left at the fork into Burcombe Road (signposted France Lynch.) At the T junction turn right into Middle Hill and then third turning right in front of the primary school. Follow the lane down and take the next left and then immediately right into Stony Riding. Number 13 can be found on the bottom run of houses identified by our For Sale board.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property. The property also has it's own septic tank for the lower ground floor drainage.

### Council Tax

Band = E

### Local Authority

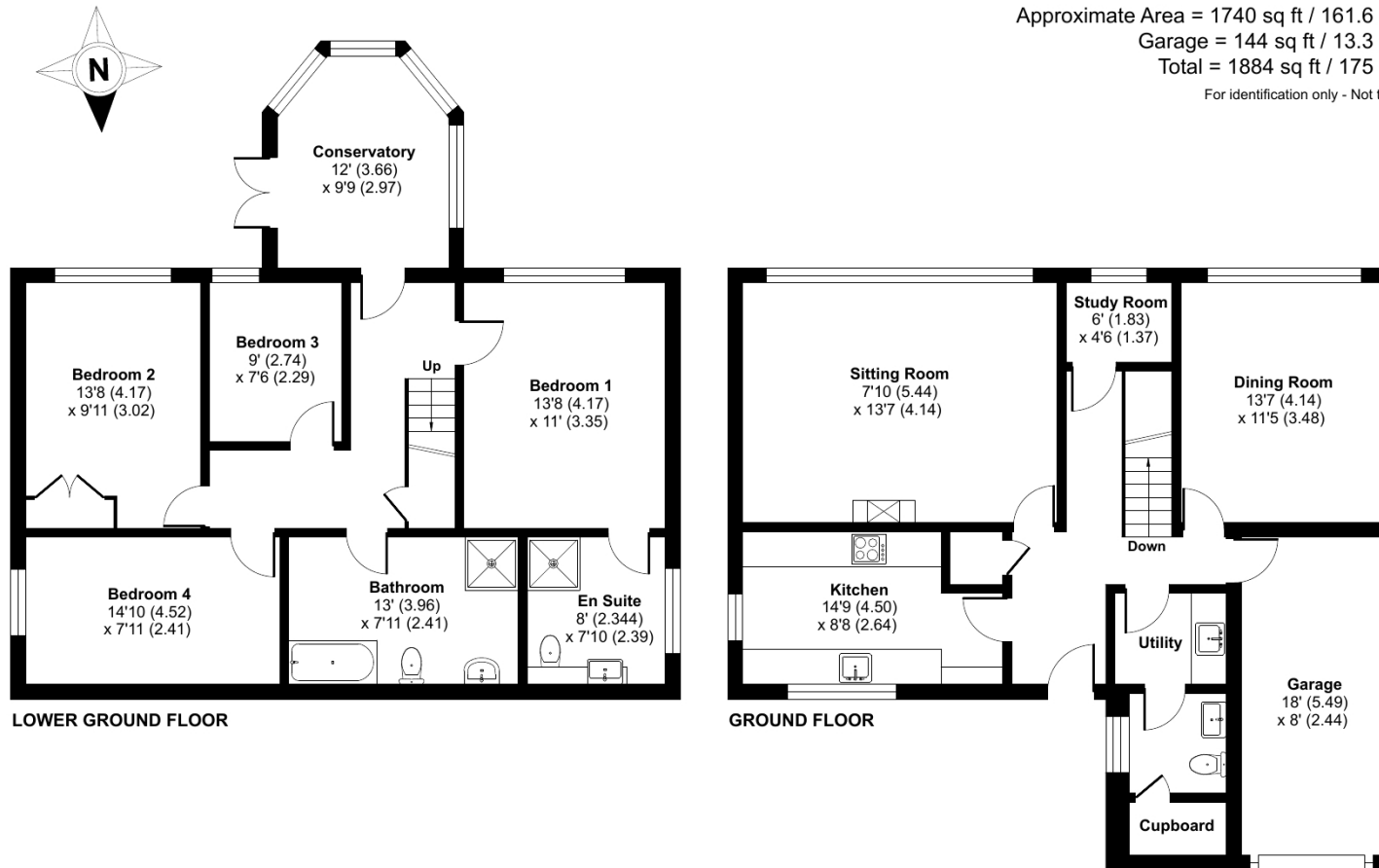
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



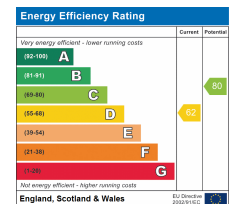
# Stony Riding, Chalford Hill, Stroud, GL6

Approximate Area = 1740 sq ft / 161.6 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 1884 sq ft / 175 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1018021



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.