



25 Gerald's Way, Chalford, Stroud, Gloucestershire, GL6 8FJ  
Offers Over £425,000

**PETER JOY**  
Sales & Lettings





## 25 Gerald's Way, Chalford, Stroud, Gloucestershire, GL6 8FJ

Chain free - A well-proportioned four bedroom detached property sat in a south facing plot on Gerald's Way within the Manor Farm estate with kitchen/dining room, modern bathrooms/ensuite and driveway parking.

ENTRANCE HALLWAY WITH CUPBOARD AND DOWNSTAIRS W/C, ORIEL-FRONTED LIVING ROOM WITH WOODBURNER, KITCHEN/DINING ROOM WITH INTEGRATED OVEN/HOB AND DOORS TO THE REAR, UTILITY ROOM WITH SIDE DOOR, GARAGE WITH POWER AND LIGHT, LANDING, BEDROOM FOUR, SECOND AND THIRD BEDROOM WITH BUILT IN WARDROBES, FAMILY BATHROOM WITH SHOWER OVER BATH, MASTER BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE SHOWER ROOM, REAR GARDENS WITH PATIO SEATING AREA, DRIVEWAY PARKING FOR TWO CARS, SOUTH FACING REAR ASPECT, SCHOOLS, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

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## Description

Chain Free - A spacious four bedroom detached house situated in Gerald's Way on the Manor Farm estate around five miles East of Stroud. The surrounding area is well known locally for its good community and mixed demographic benefitting from a local convenience store, well-established primary schools, secondary school and a park. This location allows for straight forward access to the shops, amenities and train station of Stroud via the A419. The ground floor comprises an entrance hallway with vacuum cupboard and modern downstairs w/c, bay-fronted living room with woodburning stove, a kitchen/dining room with integrated oven/hob and access to the rear garden with a utility housing the boiler and a side access. On the first floor is a landing with a window over and storage cupboards, bedroom four, double bedrooms for bedroom two and three both with fitted wardrobes, modern family bathroom with shower over the bath and LED demisting mirror and a master bedroom with two sets of built in wardrobes and an en-suite shower room also with LED demisting mirror. Windows to the rear of the property have a south-south easterly aspect so enjoys sun for a lot of the day into the kitchen/dining room as do bedroom two and three. The property benefits from gas central heating, cavity wall insulation and double glazing whilst the woodburner assists with warming the house. The current vendors have improved the property by replacing the cloakroom, bathroom and en-suite shower room, replacing the boiler and erecting new garden fencing.

## Outside

The interior is complemented by having a good-size south facing garden accessed via the sides of the house or from the kitchen/dining room. The garden is split between a patio seating area immediately out from the kitchen, a lawn area and a further seating terrace at the bottom of the garden with various planted borders around. The garage can be accessed via a side door and up and over door with driveway parking for two cars to the front.

## Location

The area is popular for its mix of beautiful countryside and convenient amenities, which includes schools, pubs and several lovely playing fields. 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. Bussage is a village of two parts - the older part with the church and the lovely traditional Cotswold pub, the Ram Inn, while the newer part is home to a large estate of about 900 homes, built in the 1980s around Manor Farm, with road names such as Tanglewood Way and Cuckoo Close that belie its rural history. The area was once thickly wooded - Frith Wood, a 19-acre wood to the south of the estate with public access, is a small remaining part. A small shopping centre on the estate includes Tesco Express, Boots Pharmacy, a doctors' surgery and a community centre, while there is a dentists' surgery and petrol station at nearby Fourways. The parish church of Bussage was founded by Thomas Keble, who gave his name to the local secondary school, which has a leisure centre and gym open to the community and a range of facilities which can be hired. Bussage also has its own primary school. There are lots of lovely walks in the area, including Toadsmoor Lake and Dimmel's Dale nature reserve. The larger town of Stroud (4 miles) has a direct train line to London and an award-winning farmers' market.

## Directions

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Continue along and take the fourth left onto Tanglewood Way. Follow the bends round taking the third right into Gerald's Way. Follow the road round and the property can be found on the right hand side as indicated by our "For Sale" board.

## 'Vendor's Comment'

"Facing South in the rear garden, I'll bathe you in sunlight throughout the day, and during the cooler months when the temperature falls, I'll keep you toasty warm with my wood burning stove. In the last 17 years I've proudly witnessed the infants become adults and have survived many Star Wars Lego battles, some won, some lost. Now they have fledged, I'm ready to welcome my next family"

## Tenure

Freehold

## Services

We are informed that all mains services are connected to the property.

## Council Tax Band

E

## Local Authority

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



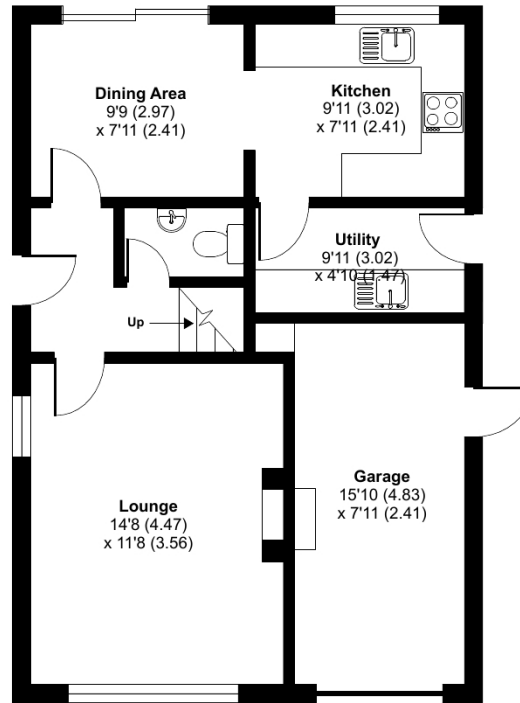
# Geralds Way, Chalford, Stroud, GL6

Approximate Area = 1032 sq ft / 95.8 sq m

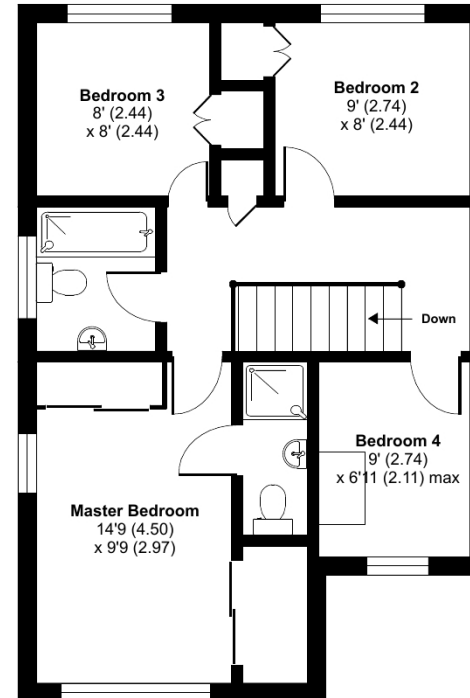
Garage = 130 sq ft / 12.1 sq m

Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



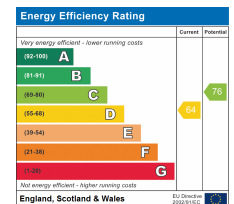
GROUND FLOOR



FIRST FLOOR



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: 954114



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.