



Dane Cottage, 29, Freame Close, Chalford, Stroud, Gloucestershire, GL6 8HG
Guide Price £270,000



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A well-presented three bedroom property set in the heart of the popular Manor Farm estate with car port, allocated parking, enclosed rear garden and local amenities, being offered to the market chain free.

STORM PORCH, LIVING ROOM, DINING ROOM WITH GARDEN ACCESS AND UNDERSTAIRS STORAGE, FITTED KITCHEN, LANDING, AIRING CUPBOARD, SHOWER ROOM, TWO BEDROOMS, SINGLE BEDROOM/NURSERY/STUDY, OFF ROAD PARKING, CAR PORT, PATIO SEATING AREA, LAWNED GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZED, AMENITIES NEARBY, CHAIN FREE



Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

A three bedroom, reconstituted Cotswold stone, cottage style property set on the Manor Farm estate in Bussage. Local amenities include a Tesco Express, GP Surgery and pharmacy, primary and secondary schooling and a pub all in walking distance. The property is built using traditional methods and the accommodation is arranged over two floors. On the ground floor, the accommodation comprises a storm porch, a sitting room with bay window, dining area with understairs storage whilst giving access to the rear garden and a fitted kitchen. On the first floor is a landing, airing cupboard, a shower room, a single bedroom which could also be used as an office, nursery or study and two double bedrooms. The property benefits from gas central heating and double glazing whilst the cottage style aspect of the property means there are wooden beams, an exposed stone wall and the bay window on the ground floor.

Outside

The interior is complemented by having an enclosed rear garden which is mainly laid to lawn but also includes a patio seating area outside of the dining room, a shed and planted borders with well-established plants and shrubs. There is a car port, allocated parking in front of the house, paved access and a level lawn to the front of the property.

Location

Bussage benefits from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options. Nearby Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

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. Take the third left into Tanglewood Way and turn left into The Old Common and almost immediately left into Freame Close. The property can be found on the right hand side just after the road bears round to the right turning as indicated by our "For Sale" board.

Services

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast, and you are likely to have service from the main service providers Openreach and EE.

Local Authority

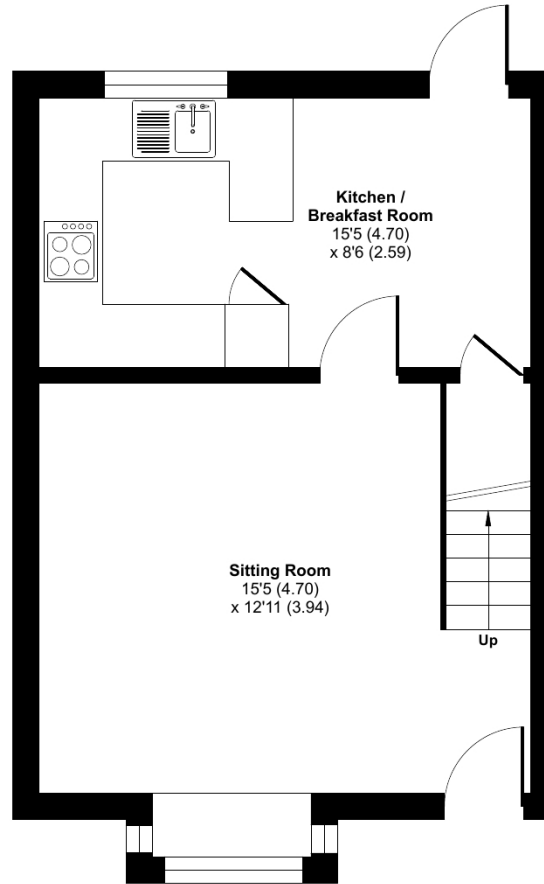
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



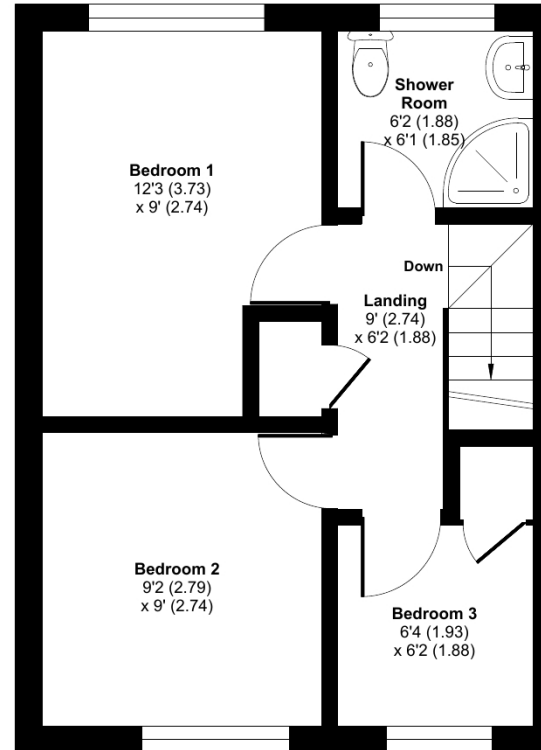
Freame Close, Chalford, Stroud, GL6

Approximate Area = 690 sq ft / 64.1 sq m

For identification only - Not to scale



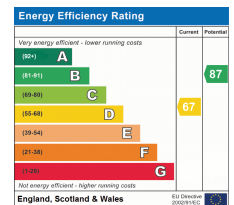
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1116775



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.