



18 Belvedere House, Belvedere Mews, Chalford, Gloucestershire, GL6 8PF  
£260,000

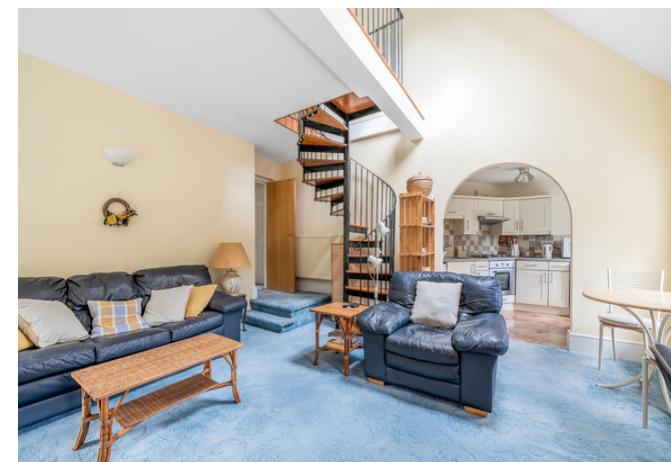
**PETER JOY**  
Sales & Lettings



## 18 Belvedere House, Belvedere Mews, Chalford, Gloucestershire, GL6 8PF

A top floor two storey apartment in an impressive Grade II listed Cotswold stone country house with parking and use of a lovely garden situated between the river and the canal at the head of a popular cul de sac at Chalford.

COMMUNAL HALL, ENTRANCE HALL, 16' SITTING ROOM, KITCHEN, TWO BEDROOMS, SHOWER ROOM, BATHROOM, PARKING AND LOVELY COMMUNAL GARDENS, NO ONWARD CHAIN



Viewing by appointment only

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

t: 01453 766333

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### Description

18 Belvedere Mews is a penthouse apartment in a handsome Grade II Listed Ashlar fronted period house set at the head of this small water-side cul de sac at ever popular Chalford. This location enjoys a friendly, inclusive local community, with a community run store at the bottom of Chalford High Street and canal and river-side walks on the doorstep. The property was originally built in 1789 as an imposing mill owner's residence and was converted into six apartments some forty years ago. 18 Belvedere Mews is the largest apartment in the building, with spacious, light filled accommodation arranged over two floors.

An entrance hall, 16' sitting room, kitchen, 14' bedroom and bathroom are on the first floor, with an 18' principal bedroom with en suite shower room with dressing area above. The property retains many features synonymous with Georgian vernacular architecture, including high ceilings and sash multi pane windows and is available with no onward chain. An appointment to view is highly recommended.

### Outside

The interior is complemented by allocated parking and the use of lovely gardens that border the river. Belvedere House enjoys well kept landscaped gardens with a level lawn bordering the river and extending along the side of the property behind the parking area. This space also enjoys river frontage and the grounds are stocked with a variety of shrubs and established trees - a truly lovely place to sit and relax with the sound of water. There is allocated parking for two cars.

### Location

Chalford is a popular residential area a few miles East of Stroud, with an active community of all ages. There are canal and riverside walks on the doorstep and a community village shop and two junior schools close by, with an excellent comprehensive in nearby Eastcombe. Stroud (4 miles) has three major supermarkets in addition to good grammar schools, a hospital and mainline railway station with a direct London (Paddington) service. The town also has a good range of shops, an award-winning farmers' market, with some wonderful walks amongst the surrounding valleys and hundreds of acres of National Trust land at Minchinhampton and Rodborough Commons. The towns of Cheltenham, Gloucester and Bristol are all within comfortable driving distance.

### Directions

From Stroud take the A419 towards Cirencester. Continue on this road passing through Bowbridge and Thrupp before coming to Brimscombe corner on the left hand side roughly 2.5 miles from Stroud. Continue pass the garage on the right and left hand turning for Toadsmoor. Continue along for approximately another mile and the turning for Belvedere Mews is on the right hand side. Turn down into the cul-de-sac, bear left, and the property can be found at the head of cul de sac.

### Property Information

The property is Leasehold with the balance of a 999 year lease from 1986. The Freehold is owned by the residents and there is a maintenance charge of £108.50 per month. This charge includes buildings insurance, gardening and cleaning of communal areas. Mains Gas, electricity, water and drainage are connected. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all providers in this postcode but service may be limited inside the property.

### Agents Note

The lease precludes leasing properties in this building - owner occupiers only need apply. The owner would be happy to discuss the sale or inclusion of items of furniture with a prospective buyer.

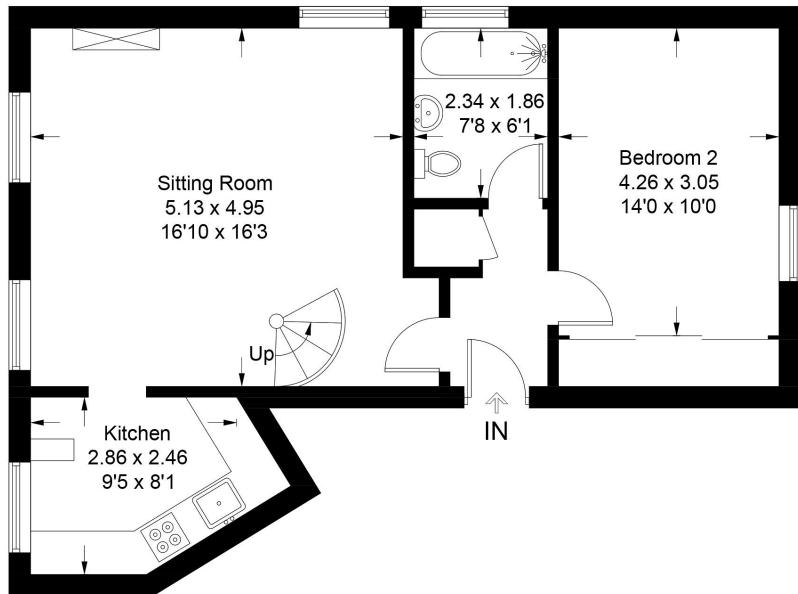
### Local Authority

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

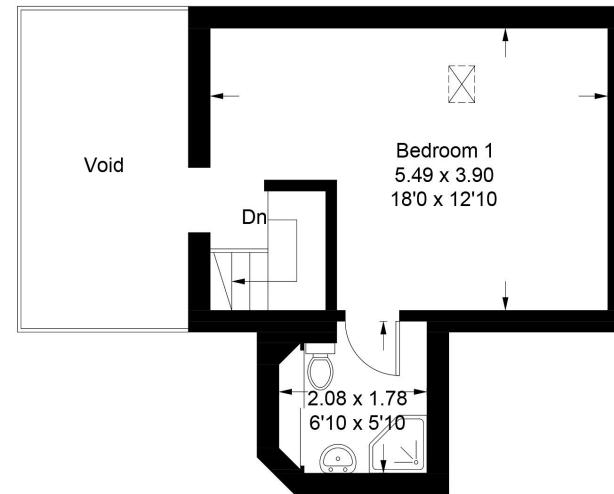


# 18 Belvedere Mews, GL8 8PF

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft  
(Excluding Void)



**Ground Floor**



**Top Floor Mezzanine**

Illustration for identification purposes only, measurements are approximate,  
not to scale. FourLabs.co © (ID1216270)

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.