



Nut Tree House, Midway, Chalford Hill, Gloucestershire, GL6 8EN
£695,000

PETER JOY
Sales & Lettings



Nut Tree House, Midway, Chalford Hill, Gloucestershire, GL6 8EN

A substantial four bedroom attached extended house in a sunny spot in the hear of ever popular Chalford Hill with parking, gardens and over 1700 Sq.ft. of light, bright well presented accommodation.

ENTRANCE HALL, 22' SITTING ROOM, 20' DINING ROOM, GARDEN ROOM, KITCHEN WITH BESPOKE CABINETS, REAR HALL, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GATED DRIVE AND GARDEN TO THREE SIDES.



Viewing by appointment only

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

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Description

Nut Tree House is a spacious light filled individual home set in a sunny position within the sought after hilltop village of Chalford Hill. This friendly, inclusive community has good schools within easy reach, a thriving local pub just across the road and scenic countryside walks on the doorstep. The property is attached by a small link to the neighbouring house. Although that part is actually hundreds of years old, the majority of the house was built in the 1970's. The house was then extended some 20 years ago, enhanced with striking oak-framed additions. These spaces connect brilliantly with the outside, with both the dining room and garden room opening directly onto the garden - perfect for modern indoor-outdoor living and for keeping an eye on your children whilst they play.

The well presented accommodation is arranged over two floors. A welcoming entrance hall provides access to the reception rooms, with a garden room to the right and a 20' dining room to the left. This connects with the kitchen with bespoke cabinetry, and these two rooms work together to provide the kitchen/family room that is the heart of the modern home. A spacious 22' x 18' sitting room is the centrepiece of the house, with a rear lobby and cloakroom/w.c also on the ground floor. A staircase leads up from the hall to the first floor, with a landing, 13' principal bedroom with en suite shower room, first class family bathroom with modern fittings and three further bedrooms on this level. A spacious, light, practical home, in a super location in one of our most popular villages and a must for your viewing list.



Outside

The property is approached via a gated entrance leading to a private parking area and attractive gardens that enjoy a sunny southerly aspect with lovely views across the valley. The property is surrounded on three sides by established gardens. Enclosed by traditional Cotswold stone walls, the gardens are interspersed with mature trees, hedges, and well-stocked borders. A stepping-stone path leads past the attractive Walnut tree, protected by a tree preservation order, down to a level lawn, gravelled and paved sun terrace, and seating area, perfect for relaxing or entertaining. To the right, a path leads to a courtyard area with the old stone well, while to the left, the lawn widens with a pathway leading around to the rear. Additional features include a sociable seating terrace ideal for al-fresco dining, a large garden shed with power, secure double gate access, and a pedestrian gate connecting to the garden path.

Location

Chalford is a pretty hilltop village to the east of Stroud. Local amenities include several well-regarded schools, a good pub, a community shop, sports club, cafe and a petrol station/garage. Nearby Bussage benefits from a doctor's surgery, a chemist, a convenience store and a Chinese take away. Stroud town has a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmer's market and a main line railway station with intercity services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From our office at Brimscombe turn left and proceed along the A419. After a couple of miles turn left onto Old Neighbourhood, and continue up the hill. Turn right into Abnash, and stay on this road. Where the road forks take the middle road into Midway. Continue, and the property can be found some way along on the right hand side.

Property information

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

Local Authority

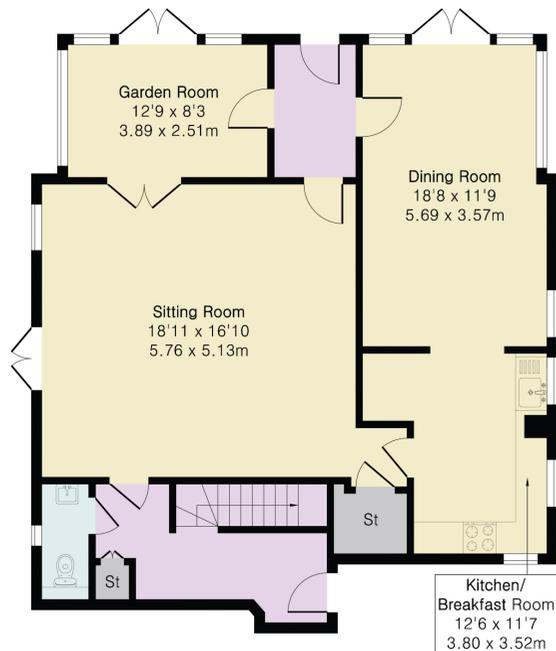
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



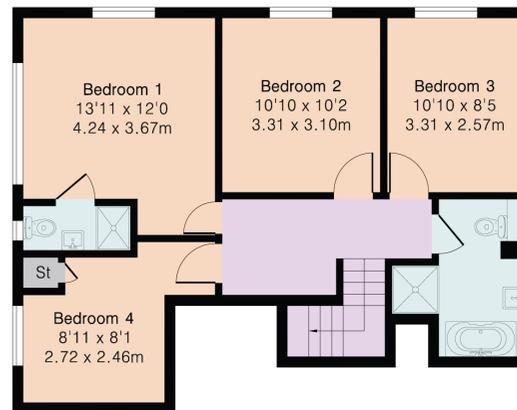
Approximate Gross Internal Area 1722 sq ft - 160 sq m

Ground Floor Area 1066 sq ft – 99 sq m

First Floor Area 656 sq ft – 61 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89+	A		
81-88	B		
69-80	C	70	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.