



25 Padin Close, Chalford, Gloucestershire, GL6 8FB
£525,000

PETER JOY
Sales & Lettings



25 Padin Close, Chalford, Gloucestershire, GL6 8FB

An extended detached house in arguably the best road on the Manor Farm development at Chalford with three good bedrooms, three reception rooms, a large double garage and a well kept rear garden.

PORCH, ENTRANCE HALL, CLOAKROOM/W.C, THREE RECEPTION ROOMS, 17' KITCHEN, CONSERVATORY, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, PARKING AND GARDENS FRONT AND REAR.

Viewing by appointment only

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

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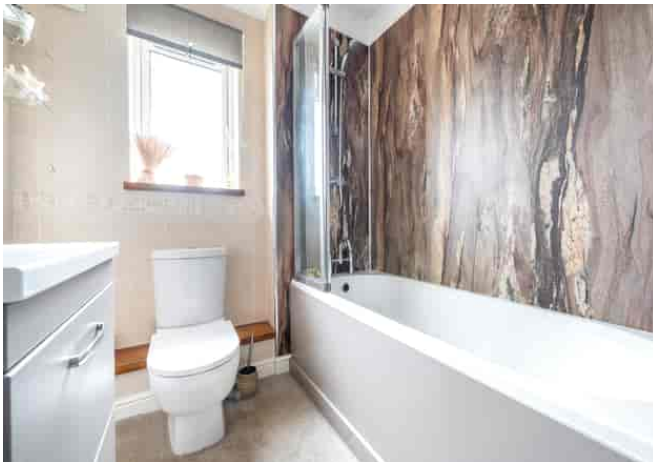
Description

Here is a super detached house in Padin Close, Chalford. This road is arguably the best road on the Manor Farm development, and is well placed for both country walks and several well regarded schools, with Bussage, Eastcombe and Chalford Hill primary schools and Thomas Keble secondary all within easy reach. The property has been a happy home for the current owners for over 25 years. They have comprehensively improved the house during that time by extending at both the front and the rear and refitting kitchens and bathrooms.

The comfortable accommodation is arranged over two floors. A porch, entrance hall, cloakroom/W.c, 17' sitting room with fireplace with wood burning stove, dining room, 17' kitchen with contemporary fittings, conservatory and useful study (currently used as a gym) are on the ground floor. There is a great principal bedroom with built in wardrobes and an en suite shower room on the first floor, along with two further bedrooms and a family bathroom. The living space feels well proportioned and the study room is the ideal work from home space, and could even suit as an occasional single bedroom if needed. Tasteful decor is found throughout, and you really get the sense that the current owners have taken time and care over the presentation and upkeep of their home.

Outside

The house benefits from parking for several cars, an integral double garage and gardens to the front and rear. The parking is at the front of the house, with space to park several cars. The garage is behind this, with two up and over doors, power and light and an internal door that opens into the study. The front garden is laid to lawn, with a beautiful acer tree at the front. A useful timber built store is at the side of the house and this has a door at the back into the rear garden. This sunny area has been landscaped and is well kept, with a paved area immediately behind the house and steps up past established, well planted borders to the top lawn. The plot is enclosed with fencing, with a gravelled seating area to the side of the lawn and a series of connecting ponds.



Location

Chalford, along with neighbouring villages Bussage, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. Stroud town benefits from an award winning weekly farmers market as well as 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 at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre 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

From Stroud take the A419 London Road towards Cirencester. Proceed for several miles, passing the traffic lights at Brimscombe Corner, once in Chalford turn left into the Old Neighbourhood, just after Christ Church. Continue up this hill, passing the turning for Abnash on your right. Turn left at the top of the hill into Tanglewood Way. Take the next left into Gerald's Way, and turn turn left again into Padin Close. Turn right, and the house is on the left, as identified by our for sale board.

Property Information

The property is freehold. All mains services are connected to the property and it has gas central heating. 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 standard and superfast connections, and you are likely to have full voice and data mobile service from EE ,O2 Vodafone and Three, although reception inside the property may be limited.

Local Authority

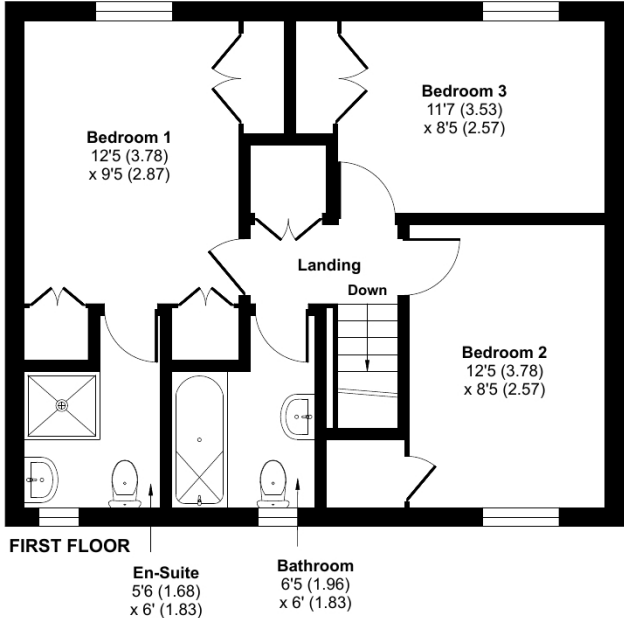
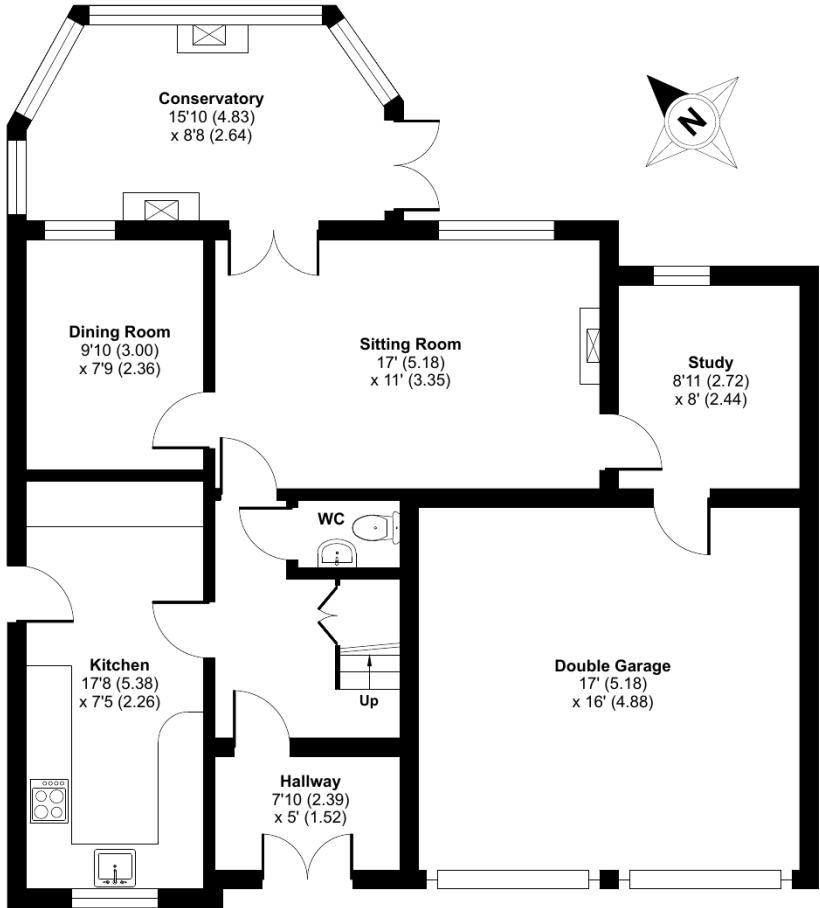
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Padin Close, Chalford, Stroud, GL6

Approximate Area = 1334 sq ft / 123.9 sq m
 Garage = 269 sq ft / 24.9 sq m
 Total = 1603 sq ft / 148.8 sq m

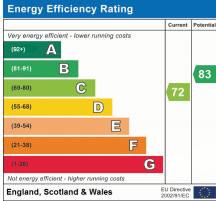
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GROUND FLOOR



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: 1145336



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.