



Greenacres, Haywards Lane, Chalford Hill, Stroud, Gloucestershire, GL6 8LH
Guide Price £750,000

PETER JOY
Sales & Lettings



Greenacres, Haywards Lane, Chalford Hill, Stroud, Gloucestershire, GL6 8LH

A three-bedroom chalet bungalow situated in desirable Chalford Hill. This three bedroom detached home is positioned in a total plot size of 0.26 of an acre with full wraparound gardens, views, double garage and ample off road parking.

ENTRANCE PORCH, HALLWAY, SITTING ROOM, KITCHEN, UTILITY, CLOAKROOM, DINING ROOM, THREE BEDROOMS, FAMILY BATHROOM, OFFICE, STORAGE, DOUBLE GARAGE, OFF ROAD PARKING, SET IN A TOTAL PLOT SIZE OF 0.26 OF AN ACRE WITH BEAUTIFUL VIEWS



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Nestled in an elevated and tucked-away position in the sought-after village of Chalford, Greenacres is a beautifully maintained and much-loved home which has been cherished for the past 25 years. Surrounded by a charming wraparound garden, the property offers bright and spacious accommodation across two floors, complemented by a double garage, generous off-road parking and picturesque views over the surrounding valley. A large porch - ideal for coats and boots - opens into a central hallway giving access to all main ground floor rooms. The kitchen is well-equipped with a range of wall and base units, featuring both integrated and freestanding appliances. As shown on the floor plan, there is direct access to both the front and rear gardens, along with a convenient cloakroom, a utility area and an internal door leading to the garage. The sitting room is a warm and inviting space, bathed in natural light thanks to its dual-aspect windows which also frame delightful valley views. Additional ground floor accommodation includes a dining room, a third bedroom with a built-in wardrobe, and a well-appointed family bathroom. Ample storage is found throughout, including several useful cupboards and a home office area from which stairs rise to the first floor. Upstairs, there are two generously sized bedrooms, each with fitted wardrobes, eaves storage and lovely front-facing views across the valley.

Outside

Outside, to the front of the property, there is off-road parking for several vehicles, along with access to the double garage. The front garden is enclosed by traditional Cotswold stone walls and is laid to lawn, featuring mature trees and well-planted borders. The rear garden offers a very private and tranquil space, complete with a greenhouse, a variety of fruit trees, a lawn, well-stocked borders and a vegetable garden.

Location

France Lynch is a pretty hilltop village to the east of Stroud, in the parish of Chalford. Local amenities include several well-regarded schools, a good pub, a community shop, sports club, hairdressers, cafe and a petrol station/garage. Nearby Bussage benefits from a doctor's surgery, a chemist, a convenience store and a Chinese take away. There is also a bus stop, with regular services to Stroud, 20 metres from the property entrance. 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, bearing slight left. Continue onto Burcombe Road, and turn right into Middle Hill. Continue onto Randalls Green, and then take sharp left into Coppice Hill. The property can be found some way up this road on the left-hand side denoted by a for sale sign.

Property information

The property is freehold and has gas central heating, 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 include standard and superfast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

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



**Approximate Gross Internal Area 1924 sq ft - 179 sq m
(Including Garage)**

Ground Floor Area 1419 sq ft – 132 sq m

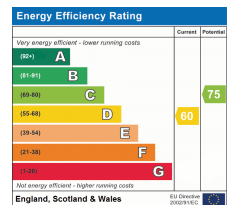
First Floor Area 505 sq ft – 47 sq m



PINK PLAN

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.

PETER JOY
Sales & Lettings



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.

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

t: 01453 766333

Email: stroud@peterjoy.co.uk

www.peterjoy.co.uk