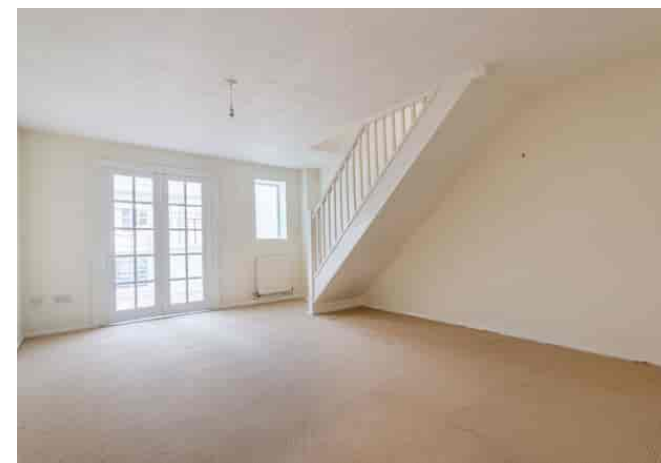




6 Alder Way, Chalford, Gloucestershire, GL6 8FE  
£262,500

**PETER JOY**  
Sales & Lettings





## 6 Alder Way, Chalford, Gloucestershire, GL6 8FE

A well presented extended house in a great location overlooking the green, close to the shops at ever popular Chalford with two bedrooms, a 17' sitting room, dining room/conservatory, two parking spaces and a neat garden, offered to the market with no onward chain

ENTRANCE HALL, KITCHEN, 16' SITTING ROOM, DINING ROOM/CONSERVATORY, TWO BEDROOMS, BATHROOM, GARDEN AND PARKING



Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

Here's a well presented extended house on the newer part of the Manor Farm development for your consideration, with plenty to set it apart from the competition. It's located by the green, and so has an open outlook at the front, with shops and amenities close by and county walks just up the road. The property has been extended too, and now has another ground floor room that would be ideal as a dining room, play room or work from home space. Built using traditional methods from reconstituted Cotswold stone under a pitched tiled roof, the accommodation is arranged over two floors. A porch, kitchen, 16' sitting room and that flexible extended room are on the ground floor, with a landing, two bedrooms and a bathroom above, on the first floor. The property has clearly been looked after, and is offered to the market with no onward chain - just another reason to book to view today.

### Outside

The property has a lovely open aspect to the front overlooking a green with views and a good size garden with a pathway leading to the utility cupboard and entrance door. To the rear there is an enclosed garden which is mainly decked, is enclosed by a boundary fence and has a shed. To the rear of the property the off street parking for two cars can be found.

### Location

The nearby area benefits from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options 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 St Marys Church. Continue up this hill, passing the turning to Abnash, and turn left at the top of the hill. Turn right into The Old Common and then immediately left into Alder Way. The property is them on your right.

### Property information

The property is freehold. Gas central 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

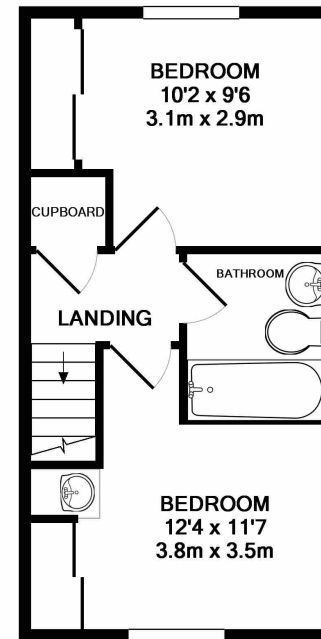
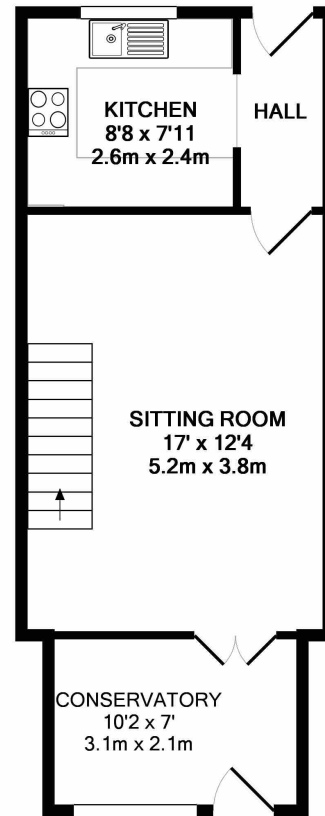
### Agents Note

The property is currently tenanted, but show here prior to their occupation. The tenant has built a shed in the back garden, which may stay with the property.

### Local Authority

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

ALDER WAY, CHALFORD, STROUD, GL6 8FE.  
TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)

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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.