



45 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB
Guide Price £325,000

PETER JOY
Sales & Lettings



45 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB

A well presented two bedroom semi detached bungalow, located in a quiet cul de sac in popular Chalford Hill. Offering driveway parking for several cars and a larger than average rear garden measuring 160ft (approx.)

ENTRANCE HALL, SITTING ROOM, TWO DOUBLE BEDROOMS, RECENTLY REFITTED SHOWER ROOM, KITCHEN, CONSERVATORY, GOOD ATTIC SPACE, AMPLE DRIVEWAY PARKING, FRONT GARDEN, LARGE REAR GARDEN, GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT.



Viewing by appointment only

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

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Description

Set towards the end of this popular, quiet cul de sac, is this delightful two double bedroom, semi detached bungalow with a large (approx. 160ft) garden. Close to amenities at nearby Bussage and countryside walks, the one floor accommodation consists of an entrance hall with access to a large boarded attic space and airing cupboard, sitting room with open fire and brick surround and large window to the front, two double bedrooms, shower room with recently fitted screen and shower, kitchen with a good amount of fitted wall and base units, that leads through to the delightful conservatory which the current vendor uses as a dining room. Further benefits are gas central heating (boiler replaced two years ago) and double glazing throughout.

Outside

To the front is a long driveway offering parking for several cars and a lawned gently sloping front garden. To the rear, gated side access leads to a courtyard area offering space for storage sheds, steps lead up to the rear garden, which is approx. 160ft in length and is planted with mature trees and shrubs. Further up the garden is a large cultivated area for a good amount of vegetable and fruit growing. There is also a timber storage shed which has recently been replaced and included in the sale.

Location

The Kings Head pub, Chalford Sports and Social club and playing fields (hosting the annual Chalfest) are in the immediate vicinity. Local amenities at Chalford include several well regarded schools, public houses, a community shop, hairdressers, chip shop and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, a chemist, a convenience store and Chinese take away. 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 as well as. 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 and the sign for Chalford. Pass St Marys church and turn left into The Old Neighbourhood. Follow the hill up, turn right into Abnash and take the left fork for Burcombe Road. At the cross roads go straight over, and then turn left in front of the playing fields. Take the next left into Tylers Way and fork to the right into Down View, follow the road round and down where number 45 can be found straight ahead at the bottom of the hill.

Services

The property is freehold. Gas heating, mains electricity, water and drainage. 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 standard and superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

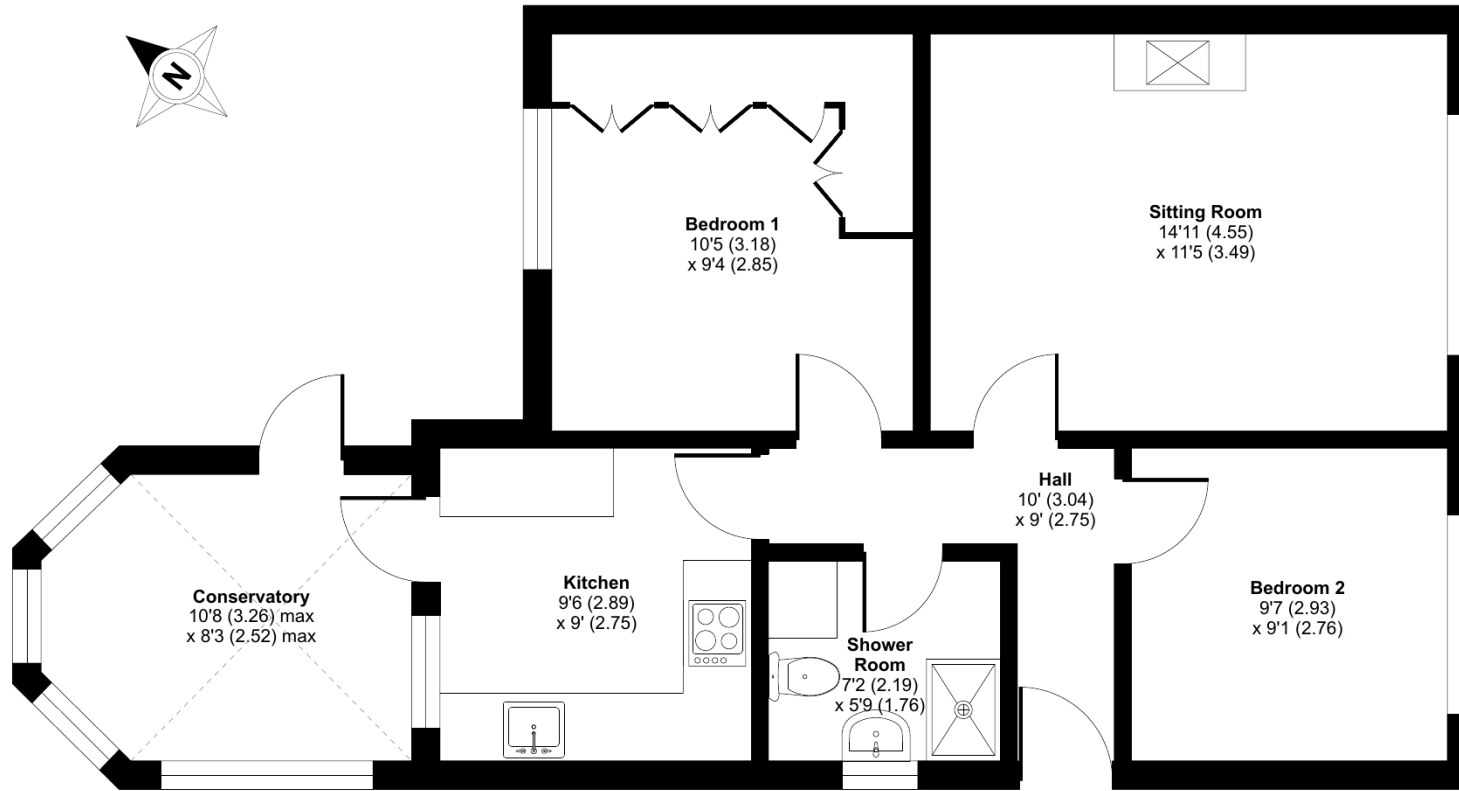
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Down View, Stroud, GL6

Approximate Area = 660 sq ft / 61.3 sq m

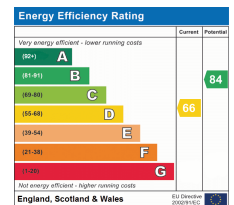
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Peter Joy Estate Agents. REF: 1236475



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.