



9 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB
Guide Price £475,000

PETER JOY
Sales & Lettings



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This beautifully renovated and extended three-bedroom detached chalet-style home is nestled in a peaceful cul-de-sac, just a short walk from the local allotments and park. Offering versatile living spaces, the accommodation includes an entrance hallway, a family bathroom, a sitting room and a modern kitchen/dining room. The property features three well-proportioned bedrooms, an additional shower room, ample parking and generously sized gardens.

ENTRANCE HALLWAY, SITTING ROOM, KITCHEN/DINING ROOM, DOWNSTAIRS BEDROOM, DOWNSTAIRS SHOWER ROOM, DTWO BEDROOMS ON THE FIRST FLOOR, FAMILY SHOWER ROOM, LOVELY SIZED GARDEN, AMPLE OFF ROAD PARKING, PRESENTED IN VERY GOOD ORDER

Viewing by appointment only

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Description

Nestled in a quiet setting lies this well-presented and extended three-bedroom detached home sits on a generous corner plot, offering ample parking and a beautifully sized garden. As you enter, you'll find a double bedroom to your left and a shower room to your right, with the hallway leading into the sitting room, kitchen/diner, and utility room. The sitting room is a charming space, featuring a cosy enclosed wood burner and French doors that open out to the garden. From here, the home flows into the bright and airy kitchen/dining room, illuminated by two Velux windows that flood the space with natural light. The kitchen/dining area is well-equipped with a range of wall and base units, built-in appliances and a breakfast bar. Another set of French doors opens onto a gravelled area outside. As shown on the floorplan, the ground floor offers flexible accommodation that can function as either a single-level living space or a split-level layout, making it perfect for anyone seeking the convenience of living entirely on one level. Upstairs, the first floor offers two additional bedrooms, both with eaves storage. The main bedroom also features built-in wardrobes. A modern shower room completes this level.

Outside

The outdoor space is a true asset to the property. At the front, you'll find ample off-road parking, a small lawned area and a pathway leading to the front door. As seen in the photos, gates provide access to additional parking, currently used for a motorhome and a log store. The private rear garden is enclosed by fencing and features a well-maintained lawn with beautifully planted borders. A veranda covers the Indian sandstone patio, creating the perfect spot for covered alfresco dining. Additionally, the rear garden has a handy shed with power, a log store and a pergola that leads to the charming summer house, adding further appeal to the outdoor space. The current vendors have installed Indian sandstone slabs wrapping around the property, making access easy to all parts of the house.

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, 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 end of this road turn left and then left into Down View. Take the first right and follow the road round where number 9 can be found on the left hand side just after the bend.

Services

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

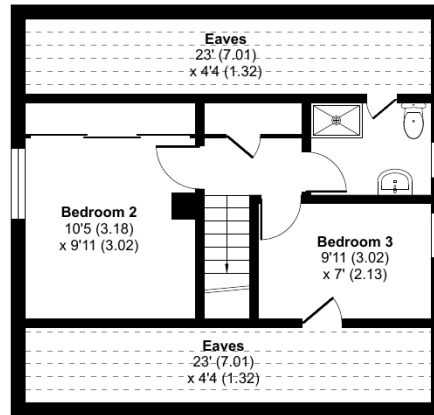
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



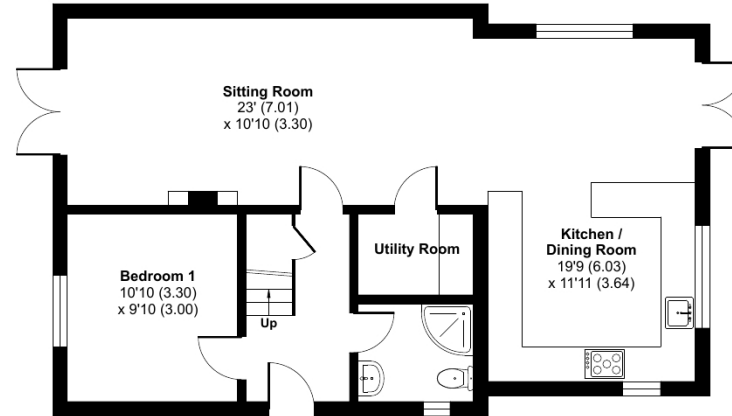
Down View, Chalford Hill, Stroud, GL6

Approximate Area = 1049 sq ft / 97.4 sq m
 Limited Use Area(s) = 227 sq ft / 21 sq m
 Total = 1276 sq ft / 118.4 sq m

For identification only - Not to scale



FIRST FLOOR

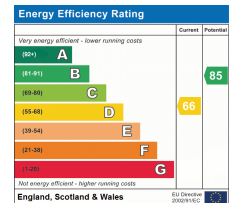


GROUND FLOOR

Denotes restricted head height



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: 1187681



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.