



The Woodlands, France Lynch, Chalford Hill, Gloucestershire, GL6 8LJ  
Price guide £650,000

**PETER JOY**  
Sales & Lettings



## The Woodlands, France Lynch, Chalford Hill, Gloucestershire, GL6 8LJ

An extended detached Cotswold stone home tucked well away from passing traffic down a little lane in France Lynch with four bedrooms, two reception rooms, a large plot with parking and garage and a super view over the valley, offered to the market with no onward chain.

PORCH, 15' DINING ROOM, 15' SITTING ROOM, KITCHEN, FOUR BEDROOMS, BATHROOM, LONG DRIVE WITH SPACE TO PARK SEVERAL VEHICLES, TIMBER BUILT GARAGE, LARGE GARDEN WITH A LOVELY VIEW OVER THE VALLEY, NO ONWARD CHAIN.

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

The Woodlands is a detached character property situated in a lovely location well away from passing traffic at sought after France Lynch, Chalford Hill. This position is private, yet very much part of the thriving local community, with good schools and pubs within easy reach and a super view over the valley beyond at the end of the garden. The property was originally built using traditional methods from Cotswold stone and has been extended on two occasions. The property is neat and tidy but would now benefit from some updating. It does however offer a prospective buyer a unique opportunity to create a brilliant family home to their own standards.

The accommodation is arranged over three floors. A porch, 15' dining room, kitchen and 15' sitting room are on the ground floor. A landing, principal bedroom with connecting attic storage room that could be converted to provide a dressing room/study (subject to relevant consent), a bathroom and a further bedroom are on the first floor, with two further bedrooms at the top of the house, and the second floor. One of these is open to the stairwell, but our purchaser may choose to erect a stud wall with a door here, creating a private bedroom. Available with no onward chain, and bound to be popular - call today to book to view.

### Outside

A large garden, drive with space to park several vehicles and a garage/workshop complement the interior. The access to the drive is to the side of the property. It is a little narrow at 2.48m, but there is then space to park several vehicles along the drive, with a turning space in front of the house. A detached timber built garage/workshop is at the bottom of the drive, with double doors. The gardens are set to the front of the property, making the most of the aspect and outlook. There is a paved seating area by the front of the house, and steps lead down past a planted border and pond from here to the lawn. This slopes gently away from the house, past vegetable beds and established borders to the bottom of the plot, and a greenhouse. The property is currently unregistered, so we are unable to provide a plot measurement, but this is a good garden by any standard.

### 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. Continue up the hill and look for a turning on the right. The property is a couple of properties down here, on the right. The access into the drive is a little narrow at 2.48m wide, so on your first visit please park on Coppice Hill and we'll meet you there and walk down with you.

### Property information

The property is freehold and has gas central heating, mains electricity, water and drainage. The council tax band is F. 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), although reception may be limited in the house.

### Local Authority

Stroud District Council. Eblev Mill. Westward Road. Stroud. Gloucestershire GL5 4UB Tel: 01453 766321



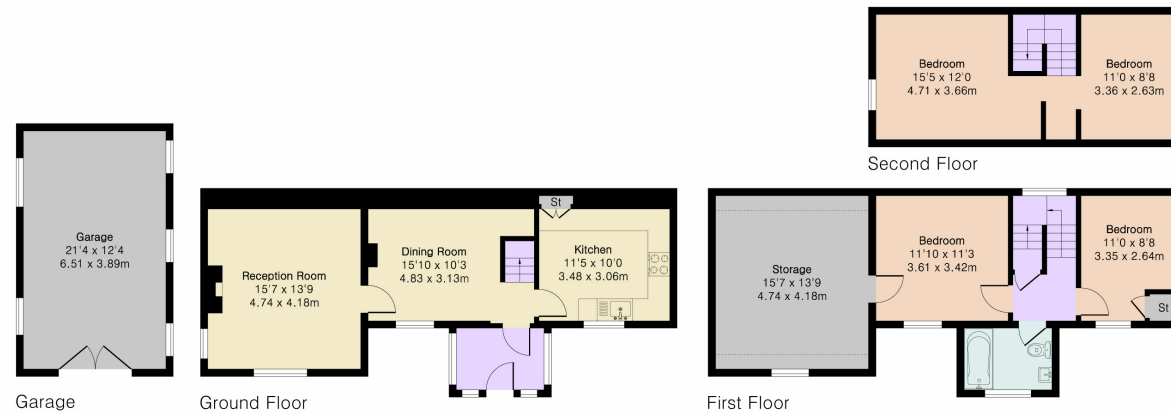
**Approximate Gross Internal Area 1449 sq ft - 134 sq m  
(Excluding Garage)**

Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 573 sq ft – 53 sq m

Second Floor Area 303 sq ft – 28 sq m

Garage Area 273 sq ft – 25 sq m



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.



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.