



Brooking, Keble Road, France Lynch, Gloucestershire, GL6 8LN
£675,000

PETER JOY
Sales & Lettings



Brooking, Keble Road, France Lynch, Gloucestershire, GL6 8LN

A superb detached split level house with a first class outlook in an elevated spot at sought after France Lynch with four bedrooms, bath and shower rooms, a statement 28' open plan living space, parking and garage and a large rear garden

ENTRANCE HALL, SUPERB 28' X 25' OPEN PLAN LIVING AREA WITH KITCHEN SPACE, UTILITY ROOM. CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, INTEGRAL GARAGE AND PARKING AND GOOD REAR GARDEN WITH A SUPERB OUTLOOK ACROSS THE VALLEY.



Viewing by appointment only

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Description

Brooking is one of a kind - an exciting re-interpretation of a modern split level house in a superb location at popular France Lynch, a village a few miles East of Stroud. This location allows for a first class outlook at the rear of the property over fields, with country walks in pretty much every direction. The property was the subject of a comprehensive renovation programme in 2017, and the current owner has gilded the lily by making some choice improvements and implementing a stylish, mid century modern theme.

The property is split level in design, with an entrance hall, principal bedroom with en suite shower room, family bathroom with contemporary fittings and three further bedrooms on the ground floor. A staircase leads down from the entrance hall to the lower ground floor, with a brilliant open plan living space occupying the majority of this level. This statement room measures 28' x 25', and includes a sitting area, dining area and kitchen space with a breakfast island. Walking down into this room is a real Wow moment, and there's lots to take in - the two sets of bi-fold doors that open up to connect the room with a paved terrace outside, the view beyond, the inset wood burning stove, and the clever kitchen design with breakfast island. There's also a useful utility room and a cloakroom/w.c on this level. A wonderful house, and a must view in our professional opinion!

Outside

The property benefits from parking, an integral garage and a good garden. The drive is at the front of the property, with space to park several vehicles. The garage is integral to the house, with an up and over door. There are steps down past the side of Brooking, with a large rear garden found at the rear. There is a glazed canopy behind the house, and the current owner has installed a sauna and outside shower area here, and these will stay with the property. The garden has been terraced, and has a superb outlook across fields beyond as a back drop. There is a large paved area immediately behind the house, with steps (and a slide!) down to the lower lawn, and a deck that takes in the evening sun.

Location

France Lynch is a pretty hill top 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 doctors' surgery, a chemist, a convenience store and Chinese take away. There is also a bus stop, with regular services to Stroud, 20 metres from the property entrance. Stroud town benefits from 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 wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market 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 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. Turn right into Keble Road, and continue. Follow this road, and the property can be found on the right hand side.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property.

Council Tax

Band - E

Agents Note

The property has been the subject of a insured subsidence claim in the recent past. Please contact the office for more information.

Local Authority

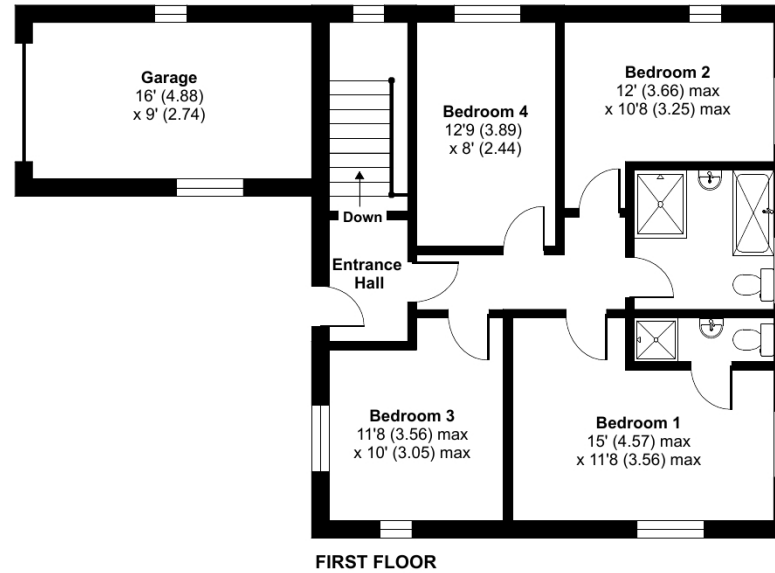
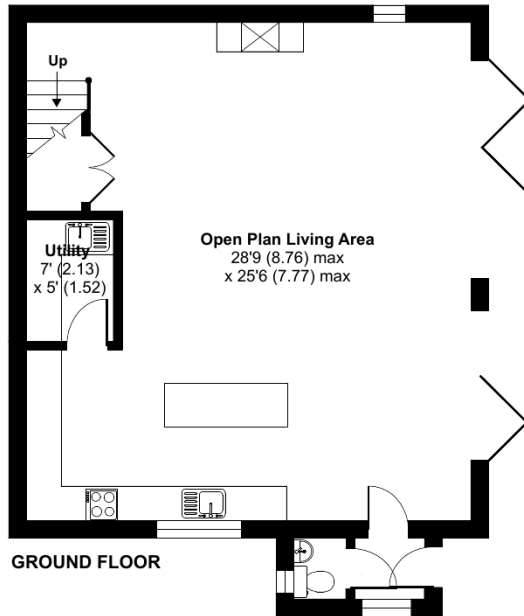
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



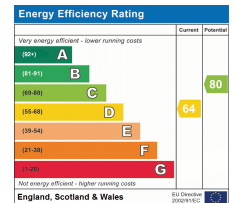
Keble Road, France Lynch, Stroud, GL6

Approximate Area = 1652 sq ft / 153.4 sq m (includes garage)

For identification only - Not to scale



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: 1075657



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.