



Hamlyn, France Lynch, Stroud, Gloucestershire, GL6 8LT
Guide Price £625,000

PETER JOY
Sales & Lettings



Hamlyn, France Lynch, Stroud, Gloucestershire, GL6 8LT

Charming detached character property in need of modernisation and set in a delightful elevated position with lovely views and in a very popular village location. An entrance porch, sitting room, dining room, kitchen, conservatory, ground floor bathroom, office/study and two/three bedrooms, first floor shower room are complemented by off street parking, a garage (with a WC) and generous gardens directly to the front of the property plus the added bonus of an extra piece of garden and additional parking across the road.

ENTRANCE PORCH, HALLWAY, SITTING ROOM, DINING ROOM, LOBBY, GROUND FLOOR BATHROOM, FITTED KITCHEN, CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS WITH POTENTIAL FOR A FOURTH BEDROOM/STUDIO OR ROOM TO LET, SHOWER ROOM, LOVELY VIEWS TO THE FRONT, GAS CENTRAL HEATING, DOUBLE GLAZING, OFF STREET PARKING, GARAGE WITH A WC, TWO GENEROUS MATURE GARDENS WITH A LOVELY ARRAY OF SHRUBS AND PLANTS, OFFERED WITH NO ONWARD CHAIN AND POPULAR VILLAGE LOCATION.

Viewing by appointment only

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

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Description

Hamlyn is a delightful character cottage set in a superb spot with lovely countryside views and fantastic potential for a buyer to make their own mark on a 'forever home'. The accommodation which has been extensively extended over the years comprises, an entrance porch, lobby with storage, sitting room with a doorway leading to the garage and home office/study over the garage, dining room, lobby with access to the ground floor bathroom, good size fitted kitchen and leading to the lovely conservatory which is the ideal spot to sit and take in the countryside views. The first floor offers a landing, three bedrooms with bedroom two being accessed via bedroom 3, a shower room and lovely views to the front across open countryside. Further benefits include gas central heating, double glazing and being offered with no onward chain.

Outside

Outside, the property offers beautiful mature gardens with an array of mature shrubs and plants. The garden directly to the front of the property offers a driveway providing access to the garage with a WC and off-street parking for one car, there is also a raised rockery and greenhouse to the side. An additional benefit with Hamlyn is the additional garden across the road which provides additional parking for one/two cars and extra garden with a shed and green house and is the ideal spot to take in the lovely countryside views.



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, go across the cross roads at Middle Hill and turn right onto Upper Lynch Road and follow the road around for several hundred yards and the property can be found on the left hand side as denoted by our for sale board.

Tenure

Freehold

Council Tax Band

Band = F

Services

The vendor has informed us that all mains services are connected.

Local Authority

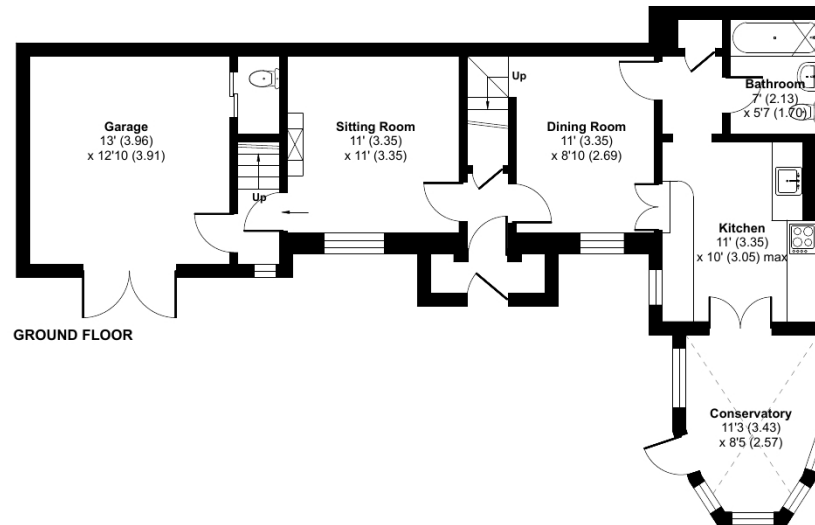
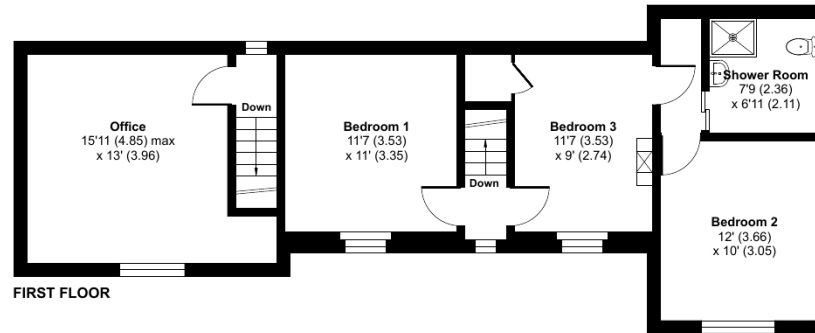
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



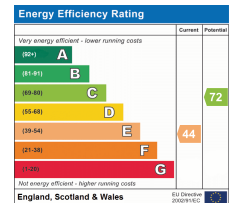
France Lynch, Stroud, GL6

Approximate Area = 1270 sq ft / 117.9 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1457 sq ft / 135.2 sq m

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: 1110666



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.