



14 Sparrow Close, Chalford, Stroud, Gloucestershire, GL6 8FP
Guide Price £460,000



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A well-presented three-bedroom detached home located in a quiet cul-de-sac. This property offers well-proportioned accommodation across two floors, off-street parking with access to a garage, a generously sized rear garden, and convenient proximity to local amenities.

ENTRANCE HALLWAY, KITCHEN/DINING ROOM, UTILITY, CLOAKROOM, SITTING ROOM, STUDY CONSERVATORY, THREE BEDROOMS WITH BUILT IN WARDROBES, MAIN BEDROOM WITH EN-SUITE, FAMILY BATHROOM, OFF ROAD PARKING FOR TWO CARS, GARAGE, GOOD SIZED FRONT AND REAR GARDEN.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

A well-presented three-bedroom detached home situated in a quiet cul-de-sac. This spacious property offers generous accommodation arranged over two floors. Upon entering, you're greeted by a welcoming hallway with stairs to the first floor on the left and access to the kitchen/dining room. The bespoke kitchen features a range of wall and base units with granite worktops, along with a variety of integrated appliances. Off the kitchen, a utility room provides additional space and access to the garden, as well as a convenient downstairs cloakroom. The sitting room is a bright and sociable space, leading through to a conservatory with double doors opening onto the rear garden. A study is also located off the sitting room, ideal for home working. Upstairs, the first floor offers three well-proportioned bedrooms. The main bedroom includes a built-in wardrobe and an en-suite shower room. The remaining two bedrooms also feature built-in wardrobes and share a modern family bathroom.

Outside

To the front of the property, there is off-road parking for two cars along with access to a single garage. The front garden also features a lawn, bordered by mature planting. Gated side access on the right of the property leads to the fully enclosed rear garden. The south west facing rear garden includes a lawn, well-stocked borders, a summer house, and a useful shed tucked to the side of the property.



Location

Chalford, along with the neighbouring villages of Bussage, Brownshill, and Eastcombe, enjoys a bustling village community. The area offers well-established primary and secondary schools, three Cotswold pubs, and a café — all dog-friendly — as well as a GP surgery, pharmacy, post office, and local shop. Stroud town benefits from an award-winning weekly farmers' market, along with a variety of independent shops, pubs serving locally sourced beers and ciders, and plenty of cafés, bars, and restaurants for dining and socialising. The recently opened Five Valleys shopping centre is of particular note and well worth a visit, offering a mix of market stalls, food vendors, and retail stores. The wider area also includes supermarkets, a hospital, both state and private schools, a leisure and sports centre, and a mainline railway station with intercity services 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, once in Chalford turn left into the Old Neighbourhood, just after Christ Church. Continue up this hill, passing the turning for Abnash on your right. Turn left at the top of the hill into Tanglewood Way. Take the next left into Gerald's Way. Continue along Gerald's Way passing Padin Close and Robin Close. Take the next left into Sparrow Close and the property can be noted on your right.



Property information

The property is freehold. All mains services are connected to the property and it has gas central heating. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full voice and data mobile service from EE ,O2 Vodafone and Three, although reception inside the property may be limited.

Local Authority

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

Approximate Gross Internal Area 1393 sq ft - 130 sq m

Ground Floor Area 858 sq ft – 80 sq m

First Floor Area 535 sq ft – 50 sq m



PINK PLAN

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.

PETER JOY
Sales & Lettings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		
	B (81-90)		
	C (69-80)		
	D (55-68)	74	78
	E (39-54)		
Not energy efficient - higher running costs	F (21-38)		
	G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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