



38 Lark Rise, Chalford, Stroud, Gloucestershire, GL6 8FF  
Offers Over £450,000

**PETER JOY**  
Sales & Lettings





## 38 Lark Rise, Chalford, Stroud, Gloucestershire, GL6 8FF

An extended detached house tucked away from main road traffic in the corner of this popular cul de sac in Chalford with a 19' kitchen/dining room, a 19' sitting room, four bedrooms, a level landscaped rear garden and parking at the front (draft details)

ENTRANCE HALL, CLOAKROOM/W.C, STUDY, 19' SITTING ROOM, 19' KITCHEN/DINING ROOM, FOUR BEDROOMS, BATHROOM, LANDSCAPED REAR GARDEN AND PARKING AT THE FRONT



Viewing by appointment only

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

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#### Description

38 Lark Rise is a well presented detached house in the corner of this popular cul de sac, tucked away from passing traffic at Chalford. This location is very much part of the inclusive local community, with good schools, pubs and shops within easy reach and country walks just up the road. The property was built approximately 25 years ago by Robert Hitches Homes using traditional methods from reconstituted stone under a pitched roof. It has been a happy home for the current owners for 14 years, and they have improved the property during this time. The resulting spaces are filled with light, with good family accommodation arranged over two floors.

An entrance hall, cloakroom/W.c, study, 19' kitchen/dining room with glazed double doors that open on to the rear garden and an impressive 19' sitting room are on the ground floor. The latter is the original sitting room space combined with the former integrated garage, creating a much larger reception room than is typical with this style of house. Upstairs you'll find a landing, three double bedrooms, a single bedroom and a bathroom. The house is tastefully decorated and welcoming - an appointment to view is very much advised.

#### Outside

The property benefits from a level rear garden and parking at the front. A path leads to the front door and a gated access at the side. The garden is at the rear, with glazed double doors that open on to this area from the kitchen. There is a paved area directly behind the house with attractive pavements and a pergola to one side, with a level lawn beyond this. A path leads through the lawn to a circular paved sitting spot at the back of the garden, which is enclosed with walls and fencing, and edged with planted borders.

#### Location

Chalford, along with neighbouring Bussage, Brownhill and Eastcombe, enjoys a bustling community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. 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 at. 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

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill and turn right into the Ridgeway. Take the third left into Tanglewood Way and pass Chasewood Corner on your right. Bear right in front of the green and follow the road around. Turn right into Gerald's Way, before the shops, and then turn left into Lark Rise. Continue to the end of the road and the property is tucked away, down on the right,

#### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. 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 superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

#### Local Authority

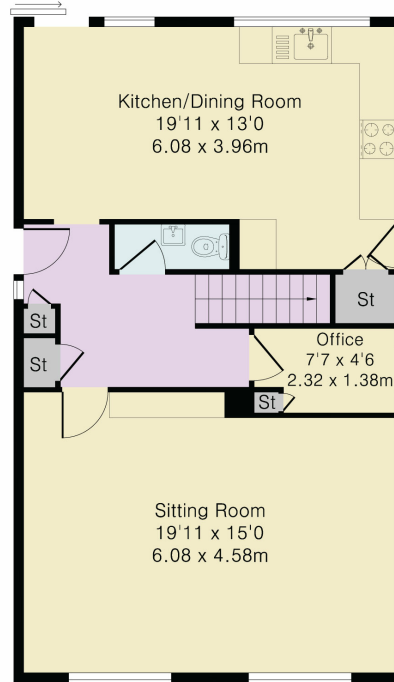
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



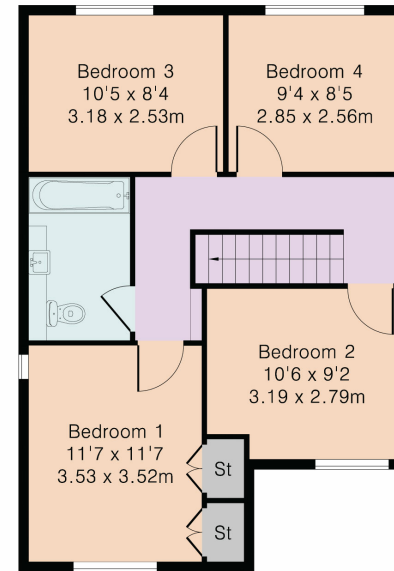
**Approximate Gross Internal Area 1228 sq ft - 114 sq m**

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 538 sq ft – 50 sq m



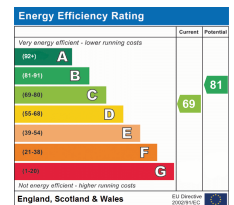
Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.