



14 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB
Guide Price £495,000

PETER JOY
Sales & Lettings



14 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB

Beautifully presented 1960's detached family home with lovely level surrounding gardens, set in a popular cul-de-sac with just a short walk to the local park. The flexible accommodation comprises, a light and spacious entrance hallway, good size sitting room, study/bedroom, open plan kitchen/dining room, landing, three good size bedrooms and a stunning bathroom. The surrounding gardens are complemented by off street parking and a fantastic 22'4 x 13'6 workshop.

LIGHT AND SPACIOUS SIDE ENTRANCE HALLWAY, STORAGE, GROUND FLOOR WC, 20'10 x 14'5 SITTING ROOM, STUDY/BEDROOM FOUR, SPACIOUS KITCHEN/DINING ROOM WITH AN ISLAND AND REAR ACCESS, FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS. STUNNING BATHROOM WITH SEPARATE SHOWER, DOUBLE GLAZING, GAS CENTRAL HEATING, FANTASTIC SURROUNDING LEVEL GARDENS WITH LAWN AND PATIO, OFF STREET PARKING, 22'4 x 13'6 WORKSHOP WITH POTENTIAL FOR CONVERSION AND POPULAR CUL DE SAC LOCATION.

Viewing by appointment only

London Road, Brimscombe, Stroud, Gloucestershire, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

The accommodation which is arranged over two floors comprises a side entrance door which leads to a lovely light and sunny hallway, spacious sitting room with feature fireplace and wood burner, study/bedroom four with side access, fantastic open plan kitchen/dining room with a contemporary style fitted kitchen and an island with underfloor heating, double doors lead to the patio and garden. The first floor offers a landing, three double bedrooms with bedroom one offering excellent storage and a beautiful family bathroom with a separate shower. Further benefits include gas central heating and double glazing.

Outside

Outside the property offers off street parking for several cars, side vehicular access for small cars, lawned front garden, well-tended rear garden with a good size lawn and well stocked borders, several patio areas, large workshop with power and light and is enclosed by a boundary wall and fencing. The property backs on to the playing field adjacent to Chalford Tennis and Sports Club.

Location

The Kings Head pub, Chalford Sports and Social club and playing fields (hosting the annual Chalfest) are in the immediate vicinity. Local amenities at Chalford include several well regarded schools, public houses, a community shop, hairdressers, chip shop and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, a chemist, a convenience store and Chinese take away. 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 as well as. 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

From Stroud take the A419 London Road towards Cirencester. Proceed for several miles, passing the traffic lights at Brimscombe Corner and the sign for Chalford. Pass St Marys church and turn left into The Old Neighbourhood. Follow the hill up, turn right into Abnash and take the left fork for Burcombe Road. At the end of this road turn left and then left into Down View. Take the first right and follow the road round where number 14 can be found on the right hand side on the bend.

Tenure

Freehold

Services

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

Council Tax Band

Band = D

Local Authority

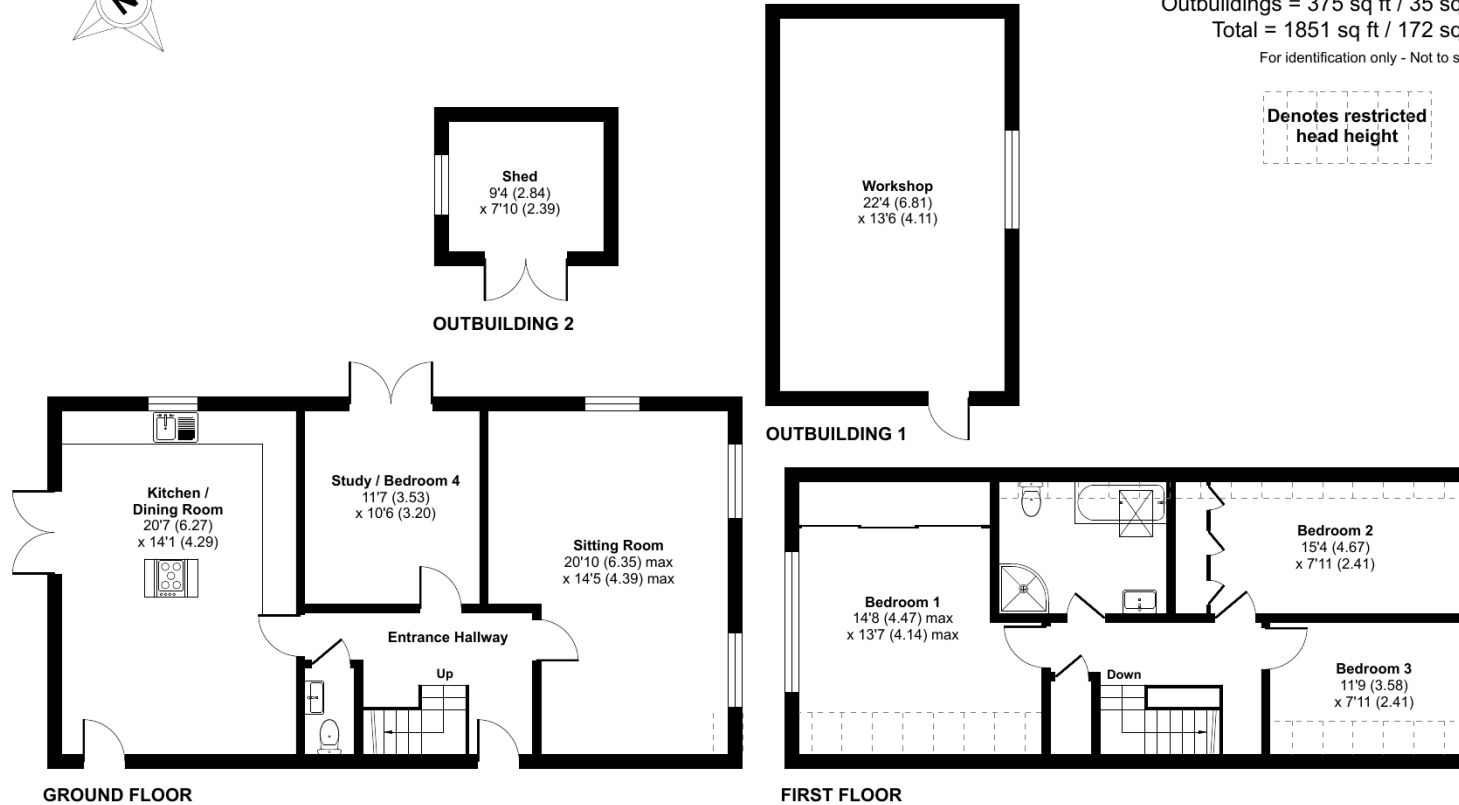
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Down View, Chalford Hill, Stroud, GL6

Approximate Area = 1391 sq ft / 129 sq m
 Limited Use Area(s) = 85 sq ft / 8 sq m
 Outbuildings = 375 sq ft / 35 sq m
 Total = 1851 sq ft / 172 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 2022. Produced for Peter Joy Estate Agents. REF: 841598

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient (A)	Very energy inefficient (G)	Very low environmental impact (A)	Very high environmental impact (G)
95-100	1-10	10-100	100-1000
85-94	11-14	10-100	100-1000
75-84	15-17	10-100	100-1000
65-74	18-20	10-100	100-1000
55-64	21-23	10-100	100-1000
45-54	24-27	10-100	100-1000
35-44	28-30	10-100	100-1000
25-34	31-33	10-100	100-1000
15-24	34-37	10-100	100-1000
5-14	38-40	10-100	100-1000

Energy Efficiency Rating: 70 (D)

Environmental Impact (CO₂) Rating: 81 (B)

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.