



30 Sycamore Grove, Chalford Hill, Stroud, Gloucestershire, GL6 8GD  
Guide Price £310,000

**PETER JOY**  
Sales & Lettings



## 30 Sycamore Grove, Chalford Hill, Stroud, Gloucestershire, GL6 8GD

A modern two bedroom semi-detached bungalow built in 2021, tucked away in a quiet cul-de-sac in the popular village of Chalford Hill, offering stylish one-level living with an open-plan layout, private garden, and allocated parking, available chain free.

ENTRANCE HALL, KITCHEN/DINING/SITTING ROOM, TWO BEDROOMS, LARGE SHOWER ROOM WITH BUILT IN STORAGE CUPBOARD, GARDEN, PATIO SEATING AREA, ALLOCATED PARKING, GAS CENTRAL HEATING & OFFERED TO THE MARKET CHAIN FREE.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



## Description

This modern semi-detached bungalow, built in 2021, is situated in a small and quiet cul-de-sac within the highly popular village of Chalford Hill. Designed to offer comfortable one-level living, the property features a bright and well-proportioned open-plan kitchen, dining, and living area, ideal for both everyday living and entertaining. The accommodation comprises two bedrooms and a large contemporary shower room, which also benefits from a useful storage cupboard. French doors from the sitting area open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. There is the remainder of a ten year NHBC warranty from 2021. Offered to the market chain free, this well-presented home is an excellent opportunity for downsizers, first-time buyers, or those seeking a low-maintenance property in a desirable village location.

## Outside

The rear garden is mainly laid to lawn with a patio seating area, perfect for relaxing or entertaining, and benefits from gated rear access leading to two allocated parking spaces.

## Location

Local amenities at Chalford Hill include several well regarded schools, specifically Thomas Keble which is a short walk away with a direct bus via the bus stop opposite to the excellent Cheltenham and Cirencester schools, close by are public houses, a community shop, sports club, hairdressers, chip shop and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, chemist, convenience store and Chinese take away. The bus stop also offers 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 at. 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 in Stroud.

## Directions

From our office in Brimscombe, continue away from Stroud on the A419 (London Road). Turn left at the Toadsmoor junction, signposted to Eastcombe. Follow the road up onto Vatch Lane and past Toadsmoor Garage. Continue on, passing Thomas Keble School, then take the next right-hand turn. Proceed down past Fourways Garage and over the junction. Continue along the road, and you will see Sycamore Grove on your right. Turn in and follow the road down around to the right, the parking for the property is located to the rear of the bungalows.

## Property Information

The property is freehold. There is an annual service charge of £99.84 to cover grounds maintenance, communal electricity and management/admin charges. The property is warmed by gas central heating, and is connected to mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, super fast & ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

## Local Authority

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



# 30 Sycamore Grove, GL6 8GD

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft

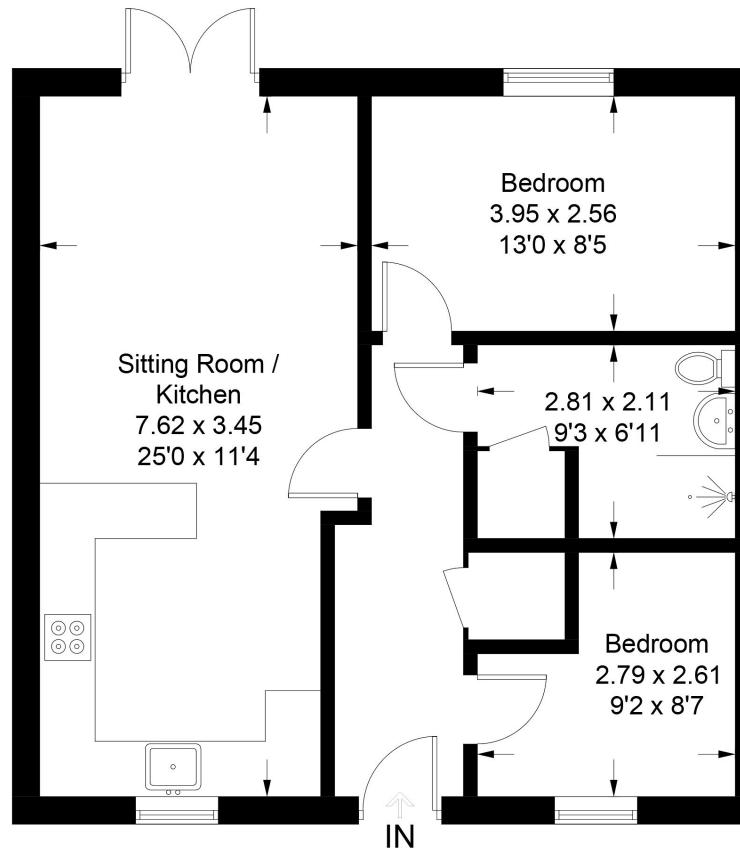
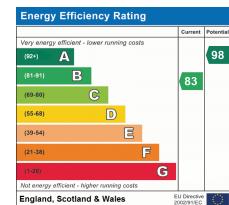


Illustration for identification purposes only, measurements are approximate,  
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed 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.