



9 Sycamore Grove, Chalford Hill, Stroud, Gloucestershire, GL6 8GD
Guide Price £295,000

PETER JOY
Sales & Lettings



9 Sycamore Grove, Chalford Hill, Stroud, Gloucestershire, GL6 8GD

A modern two-bedroom semi-detached home, constructed in 2022. This well-presented property offers spacious accommodation across two floors, a generously sized and private rear garden, and ample off-road parking for several vehicles.

BUILT IN 2022, ENTRANCE HALLWAY, MODERN KITCHEN, SITTING ROOM, CLOAKROOM, FRENCH DOORS TO THE REAR GARDEN, TWO BEDROOM, FAMILY SHOWER ROOM, GOOD SIZED PRIVATE REAR GARDEN, AMPLE OFF-ROAD PARKING, CLOSE TO AMENITIES.



Viewing by appointment only

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

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Description

Located in a sought-after spot close to open countryside yet within walking distance of local schools and amenities, this well-presented two-bedroom semi-detached home offers a perfect balance of town and country living. The entrance hall is bright and welcoming, with a generously sized cloakroom just off to the side. At the front of the property, the kitchen is immaculately presented, featuring modern units and a pleasant outlook. The sitting room is tastefully decorated and includes useful understairs storage along with French doors that open out onto the rear garden and patio — ideal for relaxing or entertaining. Upstairs, you'll find two well-proportioned bedrooms. The main bedroom enjoys built-in storage and lovely countryside views to the front. Completing the accommodation is a stylish family shower room finished to a high standard.

Outside

The garden is a standout feature of this property. To the side, there is ample off-road parking, along with a side gate providing access to the rear garden. The rear garden boasts a generous patio area, complete with access to a shed. Steps from the patio lead up to a well-maintained lawn, bordered by mature shrubs.

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. 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 around to the left, the property will be on your left.

Property information

The property is freehold. Gas heating, 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)

Agents Note

There is an annual service charge of £99.84 annually this covers maintenance of public areas.

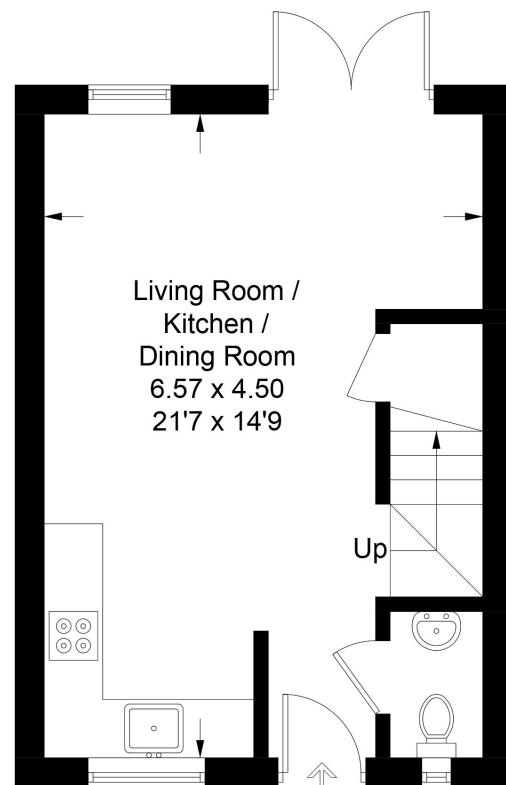
Local Authority

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

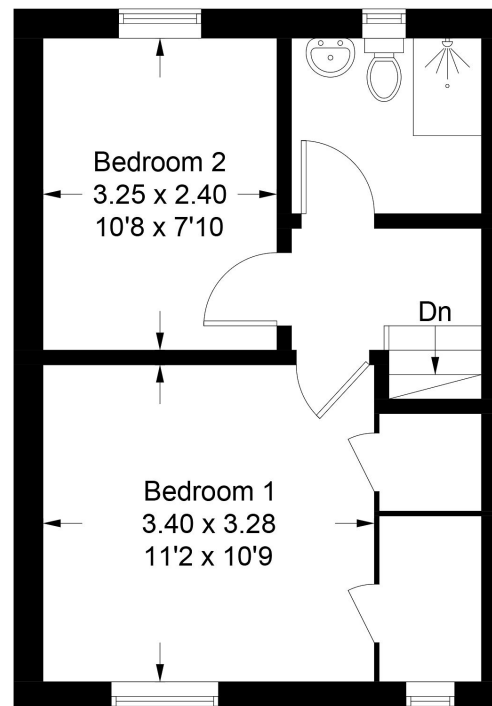


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Approximate Gross Internal Area = 59.8 sq m / 644 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218790)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		97
(81-90)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
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.