



The Vicarage, Brantwood Road, Chalford Hill, Gloucestershire, GL6 8BS  
£785,000





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A light, spacious detached former Vicarage in a lovely location opposite the playing field at ever popular Chalford Hill with four bedrooms, a first class 24' kitchen/family room, a garage and gated drive and a sunny rear garden.

ENTRANCE HALL, INNER HALL, CLOAKROOM/W.C, 24' KITCHEN/FAMILY ROOM, 17' SITTING ROOM, 17' WORKROOM/HOME OFFICE, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, GUEST BEDROOM WITH EN SUITE W.C, FAMILY BATHROOM, TWO FURTHER BEDROOMS, GARAGE, PARKING AND A SUNNY REAR GARDEN



Viewing by appointment only

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

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### Description

The Vicarage is a light, airy detached house in a super spot opposite the village playing field in ever popular Chalford Hill. There is a friendly, inclusive local community here, with good schools and pubs close by and country walks just up the road. The current owners saw huge potential in the property when they purchased the house in 2017, and set about creating a brilliant home here. This is immediately obvious upon entry, with welcoming, spacious accommodation arranged over two floors.

You walk into a good entrance area which opens to the inner hall. A cloakroom/W.c is on the right, with the kitchen/family room at the end of the hall. This 24' room is very much the heart of the home, with space to cook, eat, entertain and relax and glazed doors that open on to the garden at the rear. A doorway leads from this space into a 17' sitting room, and this room also has glazed doors at the rear, connecting the inside with the outside. A useful utility room and large work room/studio are also on the ground floor. The latter measures 17' x 15' and is wonderfully flexible. It could be used as a work from home space, a studio or a generous play room, depending on the buyer's requirements. A staircase leads up from the hall to the first floor, past a large picture window with a view out over the Pleasure Ground at the front. A landing, 14' principal bedroom with en suite shower room with underfloor heating, guest bedroom with en suite W.c, family bathroom with underfloor heating and two further bedrooms are on this level. All in all a well considered, beautifully presented house, and a must for any viewing list.

### Outside

The property benefits from a drive with parking for several cars, a garage and a level, sunny rear garden. Set behind a traditional Cotswold dry stone wall, the property is very much part of the village street scene. There is a good outlook over the playing field at the front, with the drive at the front of the house. This is gated, with an established planted border edging this space. The garage is at the end of the drive, with a useful shed to the side. The majority of the garden is at the rear - a south facing, sunny area, mostly laid to lawn. A variety of mature trees, shrubs, and well-chosen plants create a green, peaceful backdrop. A raised terrace provides an ideal spot for dining or relaxing in the sun, with space around it that could easily accommodate further planting or personal landscaping touches. In addition to the garage and neighbouring shed, there is another useful shed tucked away in the lovely garden.

### Location

Chalford Hill is a well regarded hilltop village a few miles East of Stroud. There is a friendly, inclusive community here, with good local amenities including several well regarded schools, public houses, a café 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. After a few miles pass the sign for Chalford and turn left into the Old Neighbourhood after the church. Continue up this hill and turn right into Abnash. Carry on, taking the next middle fork into Midway keeping The Old Neighbourhood pub on your left. At the junction At Midway go straight over into Brantwood Road and The Vicarage can be found half way along on the right hand side opposite the park and identified by our for sale board.

### Property information

The property is Freehold. Gas central heating, with underfloor heating in the family bathroom and en suite shower room, mains electricity, water and drainage. The council tax band is G. 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.

### Agents Note

A portion of the property was underpinned in 1991. Please contact us for more information if required.

### Local Authority

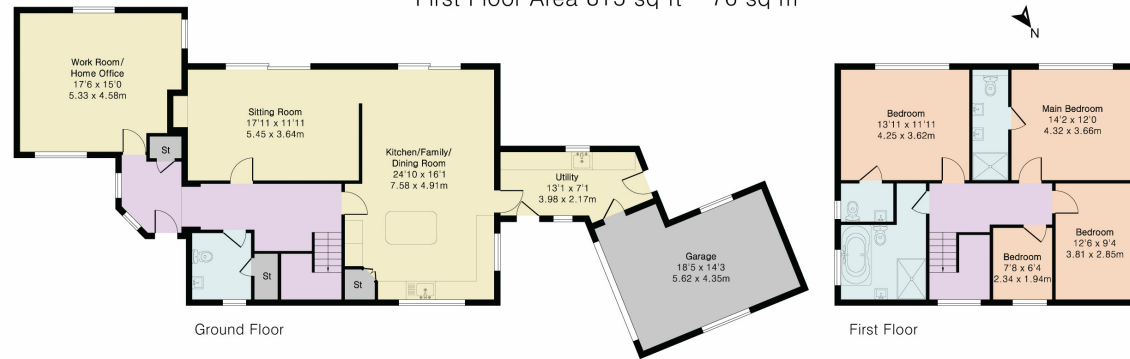
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Approximate Gross Internal Area 2317 sq ft - 216 sq m

Ground Floor Area 1502 sq ft – 140 sq m

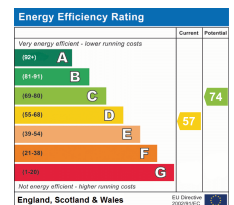
First Floor Area 815 sq ft – 76 sq m



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.



**PETER JOY**  
Sales & Lettings



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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