



Old Neighbourhood, Chalford

Stroud, Gloucestershire, GL6



Beyond your expectations

Individual detached family house with views.

Hamptons International

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www.hamptons.co.uk

EPC:D | Entrance Porch | Entrance Hall | Kitchen | Pantry | Dining Room | Sitting Room | Master Bedroom with En-suite Shower Room | Guest Room with En-suite Bathroom | Two Further Bedrooms | Family Bathroom | Cloakroom | Garage | Shed/Workshop | Views | Gardens | Total Plot - 0.42

Offers in excess of £510,000 Freehold

Description

Positioned opposite an Area of Outstanding Natural Beauty, commanding fabulous countryside views, lies this individual detached family home with potential to extend. The light and airy accommodation is positioned over two floors with bedrooms on each level, most offering a view. As illustrated on the floor plan this comprises an entrance porch leading to a spacious entrance hall with double doors leading to the sitting room with a fireplace and a bay window looking out to the garden, a dining room also with bay window, kitchen comprising wall and base level units, a pantry and access to the rear hallway with a cupboard. The ground floor bedrooms are positioned next to the family bathroom and separate cloakroom whilst an additional two 16' bedrooms are located on the first floor, both with en-suite bath and shower rooms. Property Ref: STR160184

Outside

The property enjoys private parking for multiple vehicles on a tarmac driveway together with access to the garage. Pretty gardens surround the property to all 4 sides and are mainly laid to lawn with well-placed seating areas to enjoy the countryside views and a useful workshop. Located in the garden is a conservationists delight of a cave housing protected bats. Total plot size 0.42 acres.

Location

Encircled by rolling Cotswold countryside, the neighbouring vicinity offers a Parish Church, inns, local

shop and recreational facilities. Scenic routes lead through picturesque countryside and radiate to the major centres of Cheltenham, Gloucester, Cirencester & Stroud. Mainline rail services run from Stroud and Kemble, providing links with London (Paddington). Stroud boasts an award-winning Farmers' Market every Saturday. Excellent schooling is found in the area including the highly-regarded Chalford Hill Primary School, independent, state and two grammar schools.

Additional Information

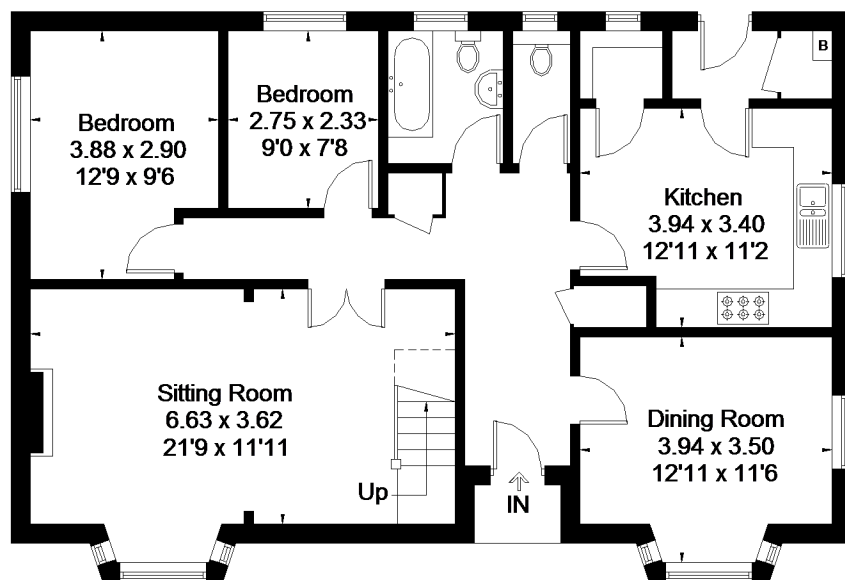
The property benefits from planning permission to remove the garage and construct a dependant annexe. For full planning details please visit www.stroud.gov.uk and use the following reference - S.08/1715/FUL



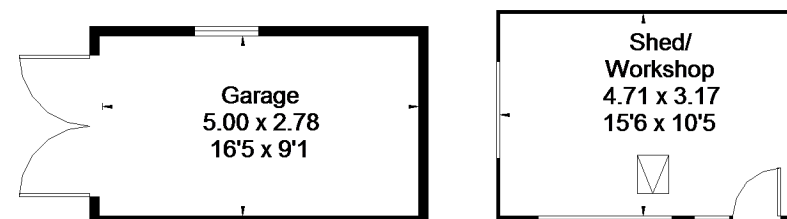
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 149.5 sq m / 1609 sq ft
 Garage = 14.0 sq m / 151 sq ft
 (Excluding Shed)
 Total = 163.5 sq m / 1760 sq ft

Floorplanz © 2016
 0845 6344080 Ref: 167262
 This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.

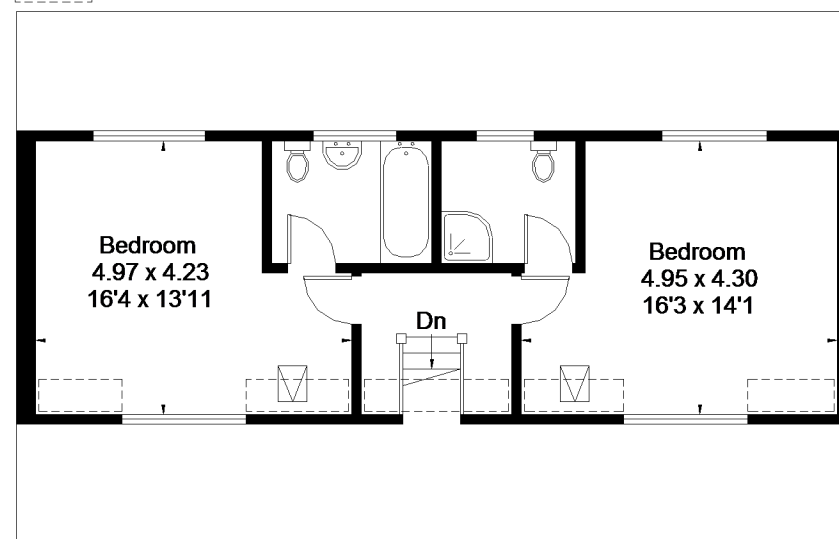


Ground Floor



Outbuildings

= Reduced headroom below 1.5m / 5'0 (Not Shown In Actual Location / Orientation)



First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

