

Chalford Hill



Sought after location • Walking distance to primary school • Far reaching views • Flexible living accommodation • Beautifully presented • Close to amenities • Balcony • Patio • EPC D

Chalford Hill

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

Introducing this charming semi-detached house located in a picturesque village setting.

Boasting two bedrooms, one with an en suite, this property offers a bright and comfortable living space that is perfect for those seeking a peaceful and homely environment. The house is well-maintained and exudes a clean and welcoming atmosphere throughout, with flexibility of living space, spectacular open views from every window and a private and secluded balcony off the living room (giving two easy to maintain outdoor spaces). There is an extensive loft space (partially boarded) right across the full house, offering the opportunity for conversion subject to planning permission.

Enjoy the scenic views from the patio area, ideal for relaxing or entertaining guests. This property is sure to impress with its peaceful surroundings and convenient location - within walking distance of the primary school and of the newly refurbished and very popular pub in the heart of the village! Don't miss out on this fantastic opportunity to make this house your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Chalford has a strong community identity and popular primary and secondary schools. The Gloucestershire Parish of Chalford covers two square miles of the most beautiful countryside, stretching out over four miles south-east of Stroud on the north side of the River Frome, eight miles west of Cirencester, and in and above the Golden Valley. This part of the Cotswolds is cut by deep gorge-like valleys and benefits from a Parish Church, pubs and local shops.

The nearest local town is the meeting point of five valleys, the historic town of Stroud is a well known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park.

Stroud has two state Grammar Schools, for boys and girls, and Thomas Keble and Cirencester Deer Park schools are both very popular secondary schools in the area. Nearby there are also several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. The area has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

Directions

From our office in Nailsworth take the third exit from the roundabout onto George Street continuing up the 'W' and follow the road to the junction with Cirencester road at Tom Longs Post turning right onto Cirencester road. Follow the road for approximately one mile and just after the cattle grid take the left turning onto Hyde Hill and follow the road until you get to the junction with the A417 /London Road. Go straight over into The Old Neighbourhood. Follow the road for just under a mile and at the cross roads turn right into Abnash. Continue on this road as it becomes Burcombe Road and then at the junction turn right onto Middle Hill - signposted to Bussage and France Lynch. At the next junction, just past the triangle and bus stop, take the third turning into Dr Middletons Road, continue to the end then take a right onto Coppice Hill were the property can be found just past the primary school on the right hand side.

What3Words /// crest.seatbelt.divider

Services & Tenure

The tenure is freehold.

Local Authority

Stroud District Council

Council Tax Band B

Our reference

NAI/SM/CDH/19052025

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk





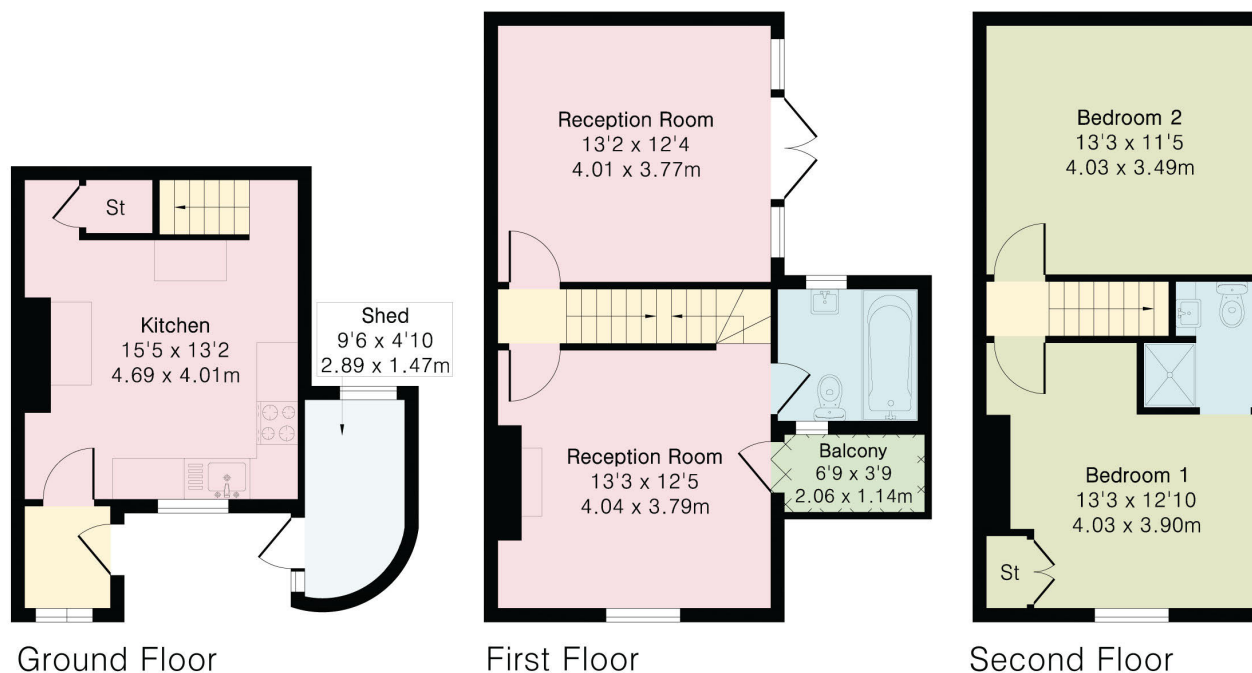


Approximate Gross Internal Area 1053 sq ft - 98 sq m

Ground Floor Area 269 sq ft – 25 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 369 sq ft – 34 sq m



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PROPERTY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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