

# PerryBishop

PROPERTY MADE PERSONAL

**Hawk Close**, Chalford, Stroud, Gloucestershire, GL6 8FL



Sought after location • Walking distance to amenities • Close to schools • Views • Allocated parking for two vehicles • EPC C



# Hawk Close,

Chalford, Stroud, Gloucestershire, GL6 8FL

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Introducing a modern and charming terraced house, boasting a comfortable and homely atmosphere.

This delightful property features two bedrooms, making it an ideal home for a small family or professionals seeking a stylish living space. As you enter, you will be greeted by a warm and inviting ambiance, with each room thoughtfully designed to maximize functionality and comfort.

The property also benefits from a terraced patio, perfect for outdoor relaxation or entertaining guests and to take in the far-reaching countryside views. Additionally, a further patio area offers a private retreat for al fresco dining or enjoying a morning coffee.

There are two allocated parking spaces, ensuring convenience and peace of mind for residents. Situated in a sought-after location, this property offers easy access to local amenities,

schools, and transport links.

Please note the pond will be removed and replaced with decking unless agreed to stay.

Don't miss the chance to make this wonderful house your new home.

## Amenities

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. Chalford has a strong community identity and popular primary and secondary schools.

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.

Stroud 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 continue onto The Ladder and follow the road to the junction with Cirencester Road and turn left then first right onto Brimscombe Hill, following all the way down the hill to the junction with the A419. Turn right onto London Road then take the third turning left into Toadsmoor Road. Follow the road for a mile where it becomes Vatch Lane. After half a mile turn right onto The Ridgeway - signposted to Bussage and Brownhill. Take the fourth turning on the left into Tanglewood Way and then take the turning right into Gerald's Way then right into Cuckoo Close then left into Hawk Close where the property can be found at the end on the right hand side.



#### Services & Tenure

The tenure is Freehold.

#### Local Authority

Stroud District Council

Council Tax Band: B

#### Our reference

STRVAL/SM/RN/21022024

#### We'd love to hear from you

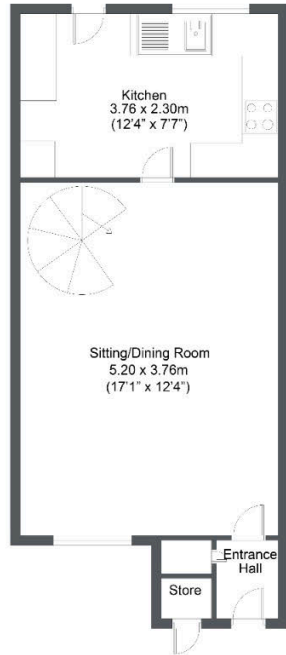
4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

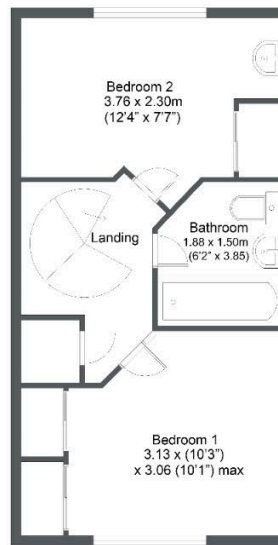
E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)



**Ground Floor**  
Approx. 30.6 sq. metres (329.0 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 59.1 sq. metres (636.5 sq. feet)

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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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