

## Swallowfield, France Lynch, Stroud, Gloucestershire, GL6 8LL



Sought after location • Walking distance to amenities • Close to schools • Plenty of parking •  
Nice size garden • Views • EPC C

# Swallowfield,

France Lynch, Stroud, Gloucestershire, GL6 8LL

## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

## About the property

Nestled in the picturesque village of France Lynch, this detached house offers a perfect blend of charm and comfort.

Boasting four bedrooms, this homely property is ideal for families seeking a peaceful retreat. The house is well-maintained and features a beautiful garden, a relaxing patio area, and a conservatory. With off-street parking and a garage, convenience is at your fingertips.

The property's location provides easy access to local amenities and schools, making it an ideal choice for those looking for a tranquil yet well-connected lifestyle.

Don't miss the opportunity to make this charming house your new home.

Contact us today to arrange a viewing and experience the warmth and beauty of this delightful property firsthand.

## Amenities

France Lynch is set within an area of outstanding natural beauty and is situated on top of the Cotswold Hills about four miles to the east of Stroud. The property is within walking distance of the Community Hall which is perfect for parties and also hosts WI, cubs/scouts, and film nights (including National Theatre shows). Also within walking distance is the pleasure ground and popular sports and social club.

The nearest village of Chalford Hill 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.

Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

## 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.

## 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 crossroads 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 second turning into Brantwood Road follow the road to the end and turn left then right onto Lynch Road where the property can be found a short distance along on the left hand side.

What 3 Words: [///general.excavated.guides](https://general.excavated.guides)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Stroud District Council

Council Tax Band: G

## Our reference

NAI/SM/RN/18022025

## We'd love to hear from you

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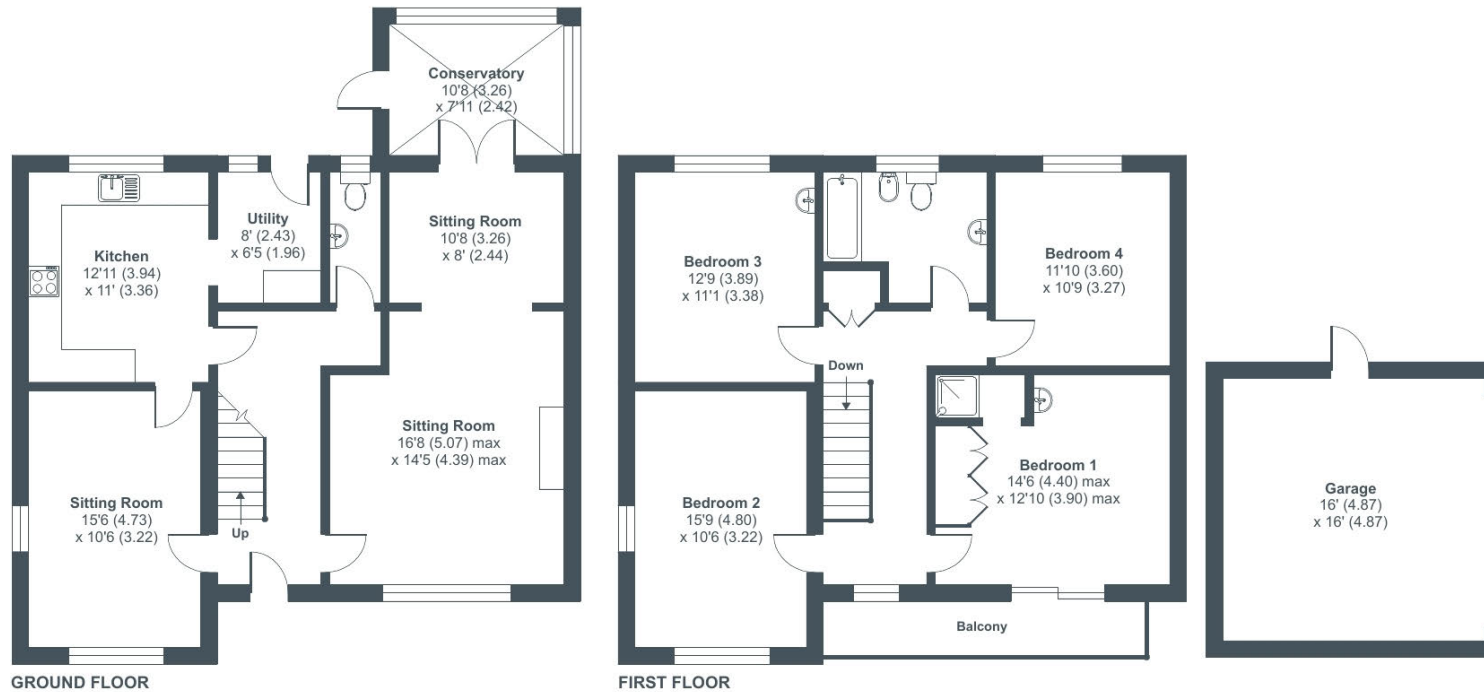
# France Lynch, Stroud, Gloucestershire

Approximate Area = 1820 sq ft / 169 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 2076 sq ft / 192.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1249358



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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.

