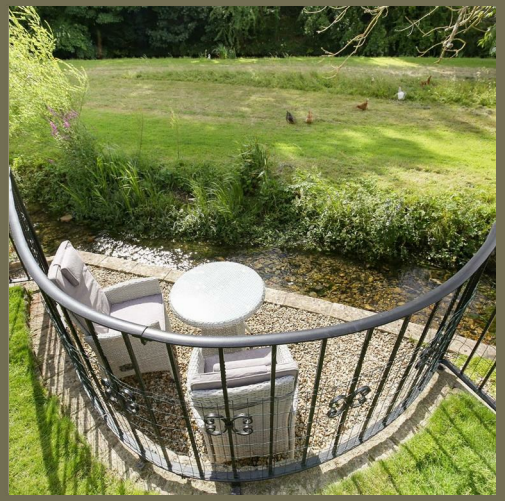
26
BELVEDERE MEWS



WHITAKER SEAGER

26, BELVEDERE MEWS, CHALFORD, STROUD, GL6 8PF

A 3 BEDROOM FAMILY HOME, ENJOYING AN IDYLLIC WATERSIDE SETTING WITH GARDEN, PARKING AND GARAGE.

Description

Occupying an idyllic setting, elevated above the River Frome and boasting a south easterly aspect across an adjoining field, lies this terraced family home. The property enjoys a townhouse layout with the kitchen, conservatory and sitting room being well positioned to enjoy the rural outlook. Deceptive from the front elevation, well proportioned accommodation is arranged across three floors. From a canopied entrance on the ground floor the main entrance opens to an inner hall off which a door opens to a downstairs cloakroom and access is gained to the kitchen. The kitchen/breakfast room with space for dining is ideally positioned to the rear of the house and hosts a range of wall and base units, integral fridge/freezer, integral oven and hob, this opens to pretty conservatory which affords year round enjoyment of the garden and setting. From the hall a staircase rises to the first floor. The first floor sitting room is similarly positioned to the rear of the house and boasts an elevated view across the neighbouring field. Also located on this floor is a generous master bedroom with built in storage and a stylish contemporary family bathroom with shower over the bath. A staircase rises to the second floor where a further two bedrooms are positioned. One particularly generous in size, also with built in storage

Parking for two cars is located to the front of the property and leads to an integral single garage. A landscaped garden extends to the rear of the house and affords a south easterly aspect. Steps down from a paved seating terrace lead to an area of lawn flanked by flower borders. Securely fenced from the water, a pedestrian gate opens to picturesque gravel seating area, bordering the stream and enjoying a pretty view of the neighbouring field beyond.

Guide price

£279,950

Covid 19 Government guidelines: Please request a video tour of this property prior to booking a viewing in person.

• *Canopied Entrance* • *Inner Hall* • *Cloakroom* • *Sitting Room* • *Kitchen/Breakfast Room* • *Conservatory* • *3 Bedrooms* • *Family Bathroom* • *Landscaped Garden & Views* • *Garage & Parking*

Location

Positioned just over 3 miles east of Stroud in the 'Golden Valley'. The popular development of Belvedere Mews comprises townhouse style homes within the former grounds of Belvedere House, an C18th building which has been divided into apartments. The setting is truly special, bordering the River Frome the area is haven for wildlife. Nestled below Chalford village the property is well placed for Chalford Hill Primary School (1.5 miles) and Thomas Keble Secondary school (1.6 miles), as well as the community run shop on Chalford High Street and the Lavender Bakehouse cafe. It is situated on the bus route between Stroud and Cirencester. Stroud, known for its popular Farmers Market provides more extensive facilities including Waitrose and Stroud High and Marling Grammar Schools. Cirencester, 9.3 miles to the east similarly provides further facilities including Deer Park Secondary School and a range of boutique shops and eateries. Picturesque countryside walks are in abundance, including the adjoining canal path leading to Stroud. Main line Railway Stations at both Stroud (4 miles) and Kemble (8.9 miles) offer a direct line to London Paddington.

Directions

Belvedere Mews can be most easily located by taking the A419 that leads between Stroud and Cirencester. Approximately 2 miles from Stroud heading east towards Cirencester turn right signposted Hyde, and turn immediately right into Belvedere Mews.

General Information

Tenure: Freehold

Postcode: GL6 8PF

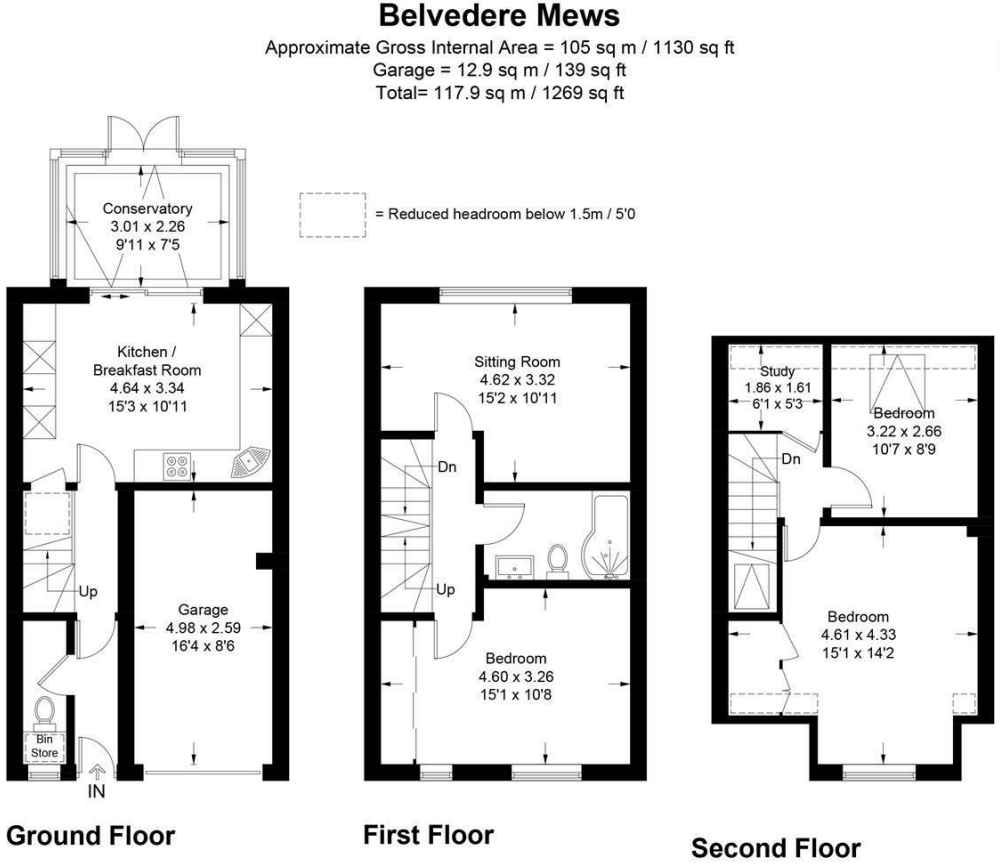
Viewing: Strictly by appointment through Whitaker Seager.

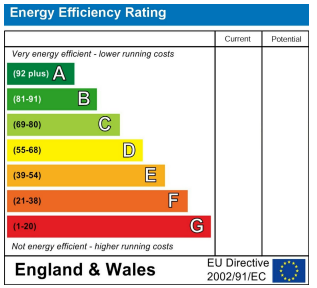
Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band D and EPC rating

Belvedere Mews

Approximate Gross Internal Area = 105 sq m / 1130 sq ft
Garage = 12.9 sq m / 139 sq ft
Total= 117.9 sq m / 1269 sq ft





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