

29
DOWN VIEW



WHITAKER
SEAGER



29, DOWN VIEW, CHALFORD HILL, GL6 8NB

A SEMI-DETACHED 4 BEDROOM HOME, WITH A FAMILY GARDEN, PARKING AND GARAGE.

The property

Occupying a village setting and enjoying a well proportioned family garden lies this semi-detached 4 bedroom home. Tucked away at the far end of the cul-de-sac, the property is well placed for access to the village amenities. Family accommodation is positioned across three floors. The main front entrance opens to the middle floor where a bedroom and family bathroom are positioned. Stairs down provide access to the living space comprising sitting room, dining room with patio doors opening to the garden and a kitchen breakfast room, fitted with a range of cabinets, range oven and with a breakfast bar. A door from the kitchen opens to the garden, whilst adjoining

the room is utility and cloakroom. A further three bedrooms are positioned on the top floor, all of which enjoy a view of the rear garden.





Guide price
£300,000

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Utility and Cloakroom
- 4 Bedrooms
- Bathroom
- Garden
- Garage
- Parking

WITHIN EASY REACH...

Stroud - 5.8 miles

Cirencester - 10.6 miles

Cheltenham - 14.3 miles

Gloucester - 17 miles

Swindon - 27.4 miles

Bristol - 37 miles

Outside

A driveway leads to a single garage, both of which provide parking for several vehicles. Gardens extend to two sides of the property with the majority situated to the rear. The area comprises a large expanse of lawn offering great opportunity for the keen gardener to cultivate and for children to play.

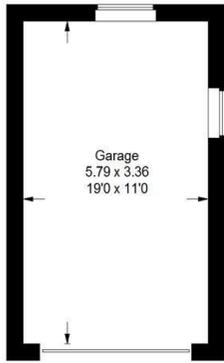
Situation

Positioned between the centres of Stroud and Cirencester, known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep. Facilities include the Old Neighbourhood pub, three nearby churches and Chalford Hill Primary School, just 0.6 miles away. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including a community run shop, Eastcombe and Bussage Primary School's, Thomas Keble Secondary School (1.3 mile) and Puddleducks Pre-school. Tesco Metro and Frithwood Doctors Surgery are located just 1.3 miles away, whilst Eastcombe stores positioned 1.3 mile away offers a variety of produce. Stroud and Cirencester offer further amenities including independent, state and grammar schools and the award-winning Stroud Farmers Market. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (5.7 miles) and Kemble (10.3 miles) provide a direct line to London Paddington.



Down View

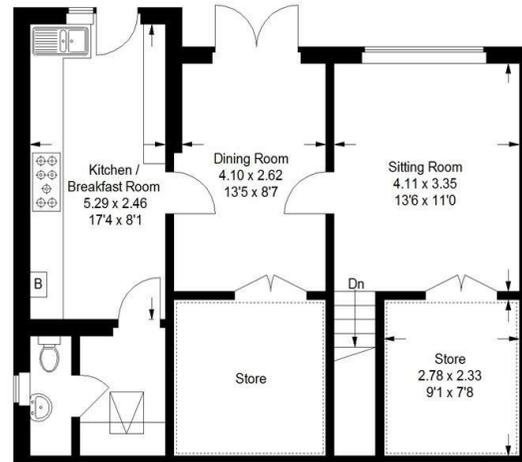
Approximate Gross Internal Area = 121.2 sq m / 1305 sq ft
 Garage = 19.7 sq m / 212 sq ft
 Total = 140.9 sq m / 1517 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2020.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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Useful Information

Tenure: Freehold

Postcode: GL6 8NB

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

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

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

