

FARTHINGS
CHALFORD HILL



WHITAKER
SEAGER



FARTHINGS, HAYWARDS LANE, CHALFORD HILL, STROUD, GL6 8LH

A DETACHED BUNGALOW SET WITHIN A PRETTY PLOT WITH GATED PARKING AND A GARAGE. OFFERING GREAT POTENTIAL.

The property

Occupying a wonderful Cotswold village setting, close to the village amenities lies this detached bungalow. Set almost centrally within its plot, Farthings enjoys both front and rear gardens and great potential. In need of modernisation, accommodation is positioned across one floor with the living space located to one end of the bungalow and bedrooms to the other. An entrance porch opens to a reception hallway with parquet flooring, off which doors radiate to the accommodation. The kitchen is situated to the front of the property with a view over the front garden. A connecting door opens to the attached garage. The sitting room/dining room extends across to the back of the bungalow, with doors

providing access from both the kitchen and hallway. Two windows overlook the enclosed rear garden, whilst a fireplace forms a focal point to the room. A door opens to a conservatory that is in need of attention. The larger of the two bedrooms enjoys a view across the rear garden, with the second bedroom overlooking the front. Both are served by a family bathroom with separate shower cubicle.





Guide price
£485,000

- Entrance Porch & Hall
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Conservatory (In need of attention)
- 2 Bedrooms
- Bathroom
- Attached garage & Gated Driveway
- Front & Rear Gardens
- Village Setting

WITHIN EASY REACH...

- Stroud - 5.1 miles*
- Cirencester - 9.5 miles*
- Cheltenham - 14.1 miles*
- Gloucester - 14.7 miles*
- Kemble Railway Station - 9.2 miles*
- Stroud Railway Station - 4.6 miles*
- Bath - 30.9 miles*
- Bristol - 34.5 miles*

Outside

A gated gravel driveway leads to an attached garage. Enclosed by Cotswold stone walling, gardens extend to both the front and rear of the house. The front garden is laid to lawn and planted with many plants tree and shrubs. A further lawn and mature flower borders lies to the rear of the property, with a paved area of garden extending beyond.

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. 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 and Puddleducks Pre-school. Tesco Metro and Frithwood Doctors Surgery are located just a mile away, whilst Eastcombe stores positioned a mile away offers a variety of produce. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (4.9 miles) and Kemble (9.5 miles) provide a direct line to London Paddington.



Farthings

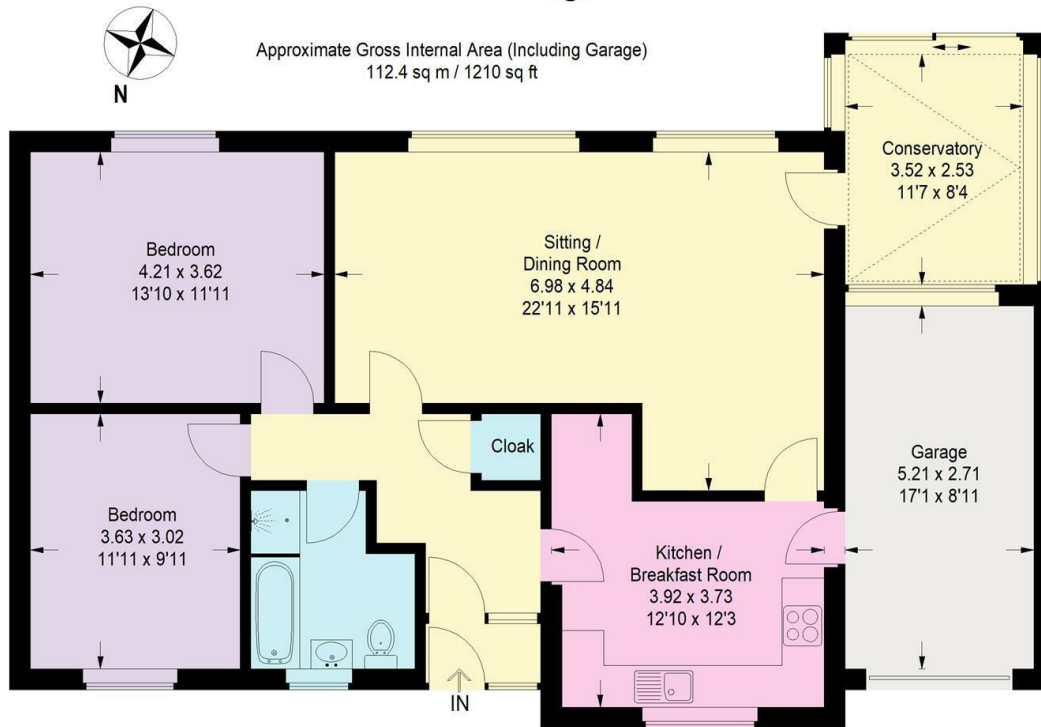



Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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 8LH

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 D and EPC rating

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.

