

STONELEIGH
CHALFORD HILL



WHITAKER
SEAGER



STONELEIGH, RANDALLS GREEN, CHALFORD HILL, STROUD, GL6 8EB

A DETACHED MODERN HOME SET WITHIN THE POPULAR COTSWOLD VILLAGE OF CHALFORD HILL, ENJOYING EASE OF ACCESS TO THE LOCAL PRIMARY SCHOOL. THIS FAMILY HOMES ENJOYS, 4 BEDROOMS, 3 RECEPTION ROOMS, A FAMILY BATHROOM, GARDENS, PARKING AND WOODED VIEWS.

The property

A detached modern family home positioned within the popular Cotswold village of Chalford Hill, enjoying ease of access to the local primary school. Nestled down a small country lane, Stoneleigh enjoys rural views across the village roof tops to the wooded valley beyond. Accommodation is located across two floors, steps lead up to the main entrance door which opens to an inner hallway, from here stairs rise to the first floor and door opens to the living accommodation. The sitting room sits to the front of house and due to its large double aspect windows is flooded with light. From the sitting room there is an archway into the adjoining dining room where a window overlooks the rear garden. Also located to the front elevation is useful second reception room, this has been used in as a family room and large study. Positioned to the rear of the property is the fitted kitchen, wall and base

units provide storage and there is an integral double oven with hob and extractor hood over, a large fridge and an integrated dishwasher. A walk way leads to a walk-in pantry, useful laundry area and downstairs cloakroom, a door opens to the rear garden. Four bedrooms are located on the first floor. The main bedroom is particularly generous, with a double aspect outlook and lots of built in storage. Bedrooms two and three also accommodate a double bed. All bedrooms are served by a family bathroom with separate WC. A generous attic provides excellent storage. This wonderful family home would now benefit from some updating and offers a great opportunity for the new owner to put their own stamp on their next home.





**Offers in excess of
£525,000**

- Entrance Hall
 - Sitting room opening into dining room
 - Family room/study
 - Kitchen with walk-in pantry
 - Utility & cloakroom
 - 4 bedrooms
 - Family bathroom & separate WC
 - Gardens, outbuilding & wooded views
 - Private driveway
 - Desirable village setting
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WITHIN EASY REACH...

Stroud - 5.2 miles

Cirencester - 12.3 miles

Cheltenham - 14.3 miles

Gloucester - 14.7 miles

Kemble Railway Station - 10.1 miles

Outside

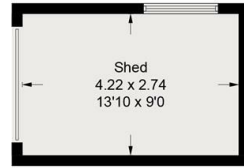
A private driveway offers parking for several vehicles. Gardens extend in the majority to side and rear of the house. Bounded by fencing the garden is laid to a level lawn. Wooded views across the neighbouring roof tops can be enjoyed from the front garden and house. A detached outbuilding with a garage door provides excellent outside storage

Situation

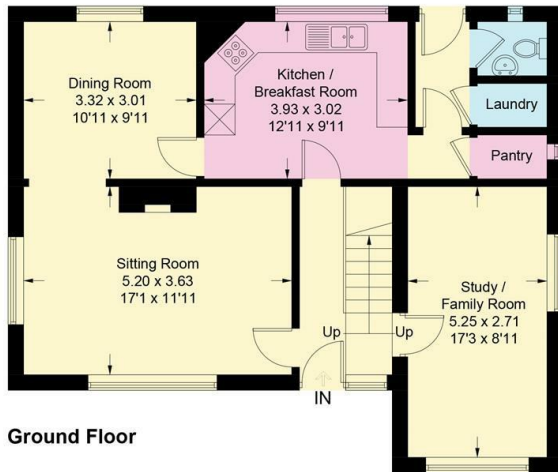
Positioned between the centres of Stroud and Cirencester, known for its winding lanes and quaint corners studded with Cotswold stone homes, with an abundance of beautiful walks on the doorstep. Facilities include Scrumptious Cafe, three nearby churches and Chalford Hill Primary School. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including several village pubs, 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 1.1 miles away, whilst Eastcombe stores also positioned 1.1 miles 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 and Kemble provide a direct line to London Paddington.



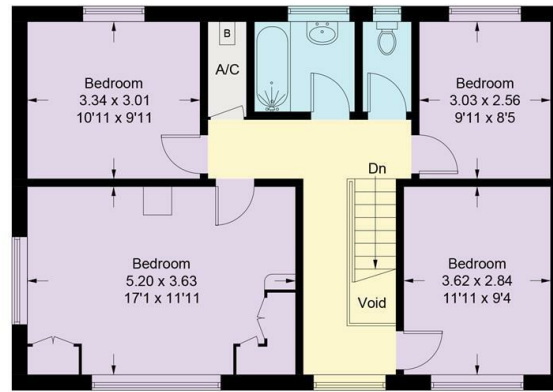
Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft
 Shed = 11.5 sq m / 124 sq ft
 Total = 155.1 sq m / 1670 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID946903)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(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 8EB

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 F and EPC rating D

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.

