

2 ABBENESSE
CHALFORD HILL



WHITAKER
SEAGER



2 ABBENESSE, CHALFORD HILL, STROUD, GL6 8QR

A DETACHED 2 BEDROOM BUNGALOW,
BACKING ONTO FIELDS IN A SOUGHT AFTER
LOCATION, WITH WONDERFUL VIEWS.

The property

Backing onto an open neighbouring field and enjoying elevated views across the valley, this detached bungalow has been upgraded in recent years to provide bright, beautifully presented accommodation set within attractive landscaped gardens. A useful entrance porch leads into an inner hallway giving access to the living space and bedrooms, with oak flooring running throughout the property except for the tiled kitchen and shower room. The well-proportioned reception room offers space for both living and dining, centred around a fireplace with living flame gas fire, and benefits from a double-aspect outlook with French doors opening into a recently constructed conservatory. The conservatory has been a transformative addition to the bungalow,

providing year-round enjoyment of the garden and views. The kitchen, which also opens onto the garden, is fitted with contemporary high-gloss units, quartz worktops, integral Neff double oven and microwave, electric hob and dishwasher, along with a useful pantry. There are two double bedrooms, one particularly generous in size, both with built-in storage, served by a fully tiled and stylishly fitted shower room with fitted Mira shower and heated towel rail. Other features include recently refitted windows and an electric garage door. The property is subject to covenants detailed in a 1970's conveyance, when the property was built, details available.





Guide price
£465,000

- Entrance Hall
- Sitting room/dining room
- Kitchen
- Conservatory
- Two bedrooms
- Shower room
- Garden
- Driveway and single garage
- Excellent views
- Ofcom - Ultrafast broadband available - outdoor mobile coverage good, indoor variable with four main providers

WITHIN EASY REACH...

Stroud - 4.7 miles

Cirencester - 10 miles

Minchinhampton - 4.8 miles

Nailsworth - 7.3 miles

Gloucester - 16 miles

Cheltenham - 14.1 miles

Outside

The property enjoys easy access and ample parking via a block-paved and tarmac driveway leading to an attached single garage with electric door. A small, low-maintenance garden lies to the front of the bungalow, laid mainly to lawn with mature planting, while a useful garden store adjoins the side of the property with space in front for bin storage. The main garden is positioned to the rear and is enclosed by hedging, enjoying a beautiful open aspect; it has been attractively landscaped to include an area of lawn edged with well-stocked flower borders, along with a gravelled seating terrace immediately adjoining the property.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford is a charming village known for its winding lanes and quaint corners dotted with traditional Cotswold stone homes, offering an abundance of beautiful countryside walks right on the doorstep. Encircled by the picturesque Cotswold landscape, the area combines rural charm with convenient amenities, including the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community-run shop, and the popular Pudney Pie Cafe and Lavender Bakehouse. The village and its adjoining communities provide a range of additional facilities such as further primary schools, Thomas Keble Secondary School, and a selection of welcoming village pubs, including an old neighbourhood pub that remains a cherished local institution, offering a cosy atmosphere and a strong sense of community. Within a mile or less, residents also benefit from access to Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores, while the nearby market towns of Stroud and Cirencester offer a wider range of amenities including independent, state, and grammar schools. The area is well connected, with scenic routes leading to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble, both offering direct services to London Paddington.



Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Store = 7.9 sq m / 85 sq ft
 Total = 115.4 sq m / 1242 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2020 (ID 682762)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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 PrimeLocation.com  Zoopla  rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8QR

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 Tax Band D 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.

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