# GABLE END
## CHALFORD HILL

WHITAKER SEAGER

# GABLE END, MIDDLE HILL, CHALFORD HILL, STROUD, GL6 8BE

A DETACHED 4 BEDROOM CHALET BUNGALOW WITH DOUBLE GARAGE/WORKSHOP. ELEVATED IN CHALFORD HILL, OFFERING EASE OF ACCESS TO SHOPS AND SCHOOLS.

## *the property*

Conveniently positioned in Chalford Hill, Gable End is a detached chalet bungalow offering well-proportioned and versatile accommodation, ideally suited to those seeking the ease of single-storey living, whilst equally appealing to families with four bedrooms and two bath/shower rooms. The property is conveniently placed for the doctors' surgery, schools and local shops. Although the front elevation gives little indication of the accommodation within, the property provides a well-considered layout over two floors. The main entrance is to the side and opens into a useful hallway, with stairs rising to the first floor and doors leading to the living accommodation and two ground-floor bedrooms. The kitchen/breakfast room is positioned to the front and fitted with Shaker-style cabinetry, a range cooker and wood-effect work surfaces. There is space for dining, plumbing for a washing machine and tumble dryer, whilst the gas-fired boiler is also housed here. A tiled floor runs throughout and a window overlooks the side garden. A further door opens to the front, where a covered area provides a sheltered pathway to the detached double garage. The sitting/dining room enjoys a pleasant connection with the garden, with French doors to the conservatory and views towards the front and across the road to the adjoining field. Oak flooring runs throughout, while a fireplace with inset woodburner provides an attractive focal point. Also on the ground floor are two double bedrooms, both with rear-facing windows and built-in storage. They are served by a downstairs shower room, providing convenient accommodation for those wishing to future-proof their living arrangements. Upstairs are two further bedrooms, both with useful eaves storage, together with a family bathroom. Low-maintenance gardens extend around the front and sides, while a driveway provides ample parking and leads to the detached double garage with workshop area, offering useful storage and hobbies space.

## Guide price

# £575,000

- *Detached double garage and private driveway*
- *Sitting room/dining room and conservatory*
- *Kitchen/breakfast room*
- *4 bedrooms*
- *Downstairs shower room and upstairs bathroom*
- *Low maintenance gardens*
- *Close to amenities - No onward chain*
- *Ofcom - superfast broadband available - outside mobile coverage good, inside variable*
- *The property is served by a septic tank, mains gas central heating*
- *Loft storage above kitchen. 5 eaves storage areas upstairs. Understairs storage.*

## *WITHIN EASY REACH...*

*Tesco Express, Frithwood Doctors Surgery & Boots Pharmacy - 0.5 of a mile*
*Eastcombe Stores & Post Office - 0.5 of a miles*
*Stroud - 4.2 miles*
*Cirencester - 9.3 miles*
*Cheltenham - 14 miles*

## Outside

A private driveway provides easy parking for several vehicles and leads to a detached double garage with workshop area, offering excellent additional parking, storage and hobby space. The garage benefits from hot and cold running water with sink, plus power and lighting and an electric door. Enclosed by Cotswold stone walls and established planting, the gardens extend predominantly to the front and sides of the house. To the north and east, a gravelled garden is bordered by mature flower beds and trees, providing a lovely spot to enjoy the morning sun. An outside tap and 12v external socket are located below the side kitchen window. To the south-west is a further lawned garden, similarly framed by mature borders and offering an ideal setting for outdoor dining and entertaining. A brick built shed with light and power offers further storage. A perspex canopy between the house and garage is particularly practical, providing a sheltered area for removing muddy boots and unloading shopping before taking it directly into the kitchen. The septic tank is located within the front garden. A pathway with log store sits at the back of the plot,ensuring access around the

## Situation

Situated between the centres of Stroud and Cirencester, Chalford is a charming Cotswold village, characterised by winding lanes, traditional stone cottages and beautiful countryside, with an abundance of walks and open spaces close at hand. The location is particularly convenient for everyday amenities, with Frithwood Doctors Surgery, Boots pharmacy and Tesco Express all within easy reach, whilst Eastcombe Post Office and Stores provides a useful village shop and postal service nearby. Families are well served by a choice of three local primary schools, together with the highly regarded Thomas Keble Secondary School, making the area particularly appealing for those seeking convenient access to schooling. Within Chalford and the surrounding communities there are also welcoming pubs, cafés and local businesses, including Pudney Pie Café and Lavender Bakehouse, alongside a strong community atmosphere. For a wider range of shopping, leisure and professional services, Stroud and Cirencester are both readily accessible, whilst the surrounding countryside provides a wonderful setting for walking, cycling and enjoying the Cotswold landscape. The area is also well placed for commuting, with mainline railway stations at Stroud and Kemble, providing services towards London Paddington, and good road links towards Cheltenham, Gloucester and the M5. The property sits within Rodborough Common Special Area of Conservation.

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft
Double Garage / Workshop = 35.2 sq m / 379 sq ft
Total = 166.4 sq m / 1791 sq ft

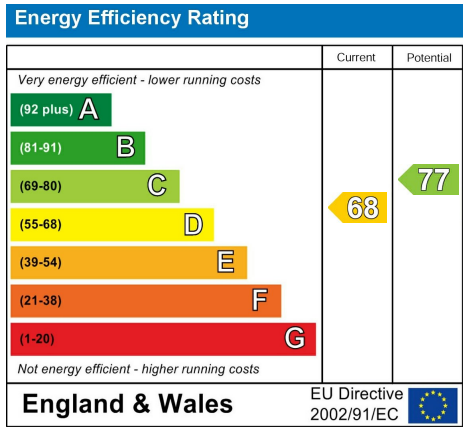


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335321)


01453 374007
info@whitakerseager.co.uk
**www.whitakerseager.co.uk**


PrimeLocation.com Zoopla rightmove

## Useful Information

**Tenure:** Freehold **Postcode:** GL6 8BE **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 E 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.