

HUNTERS®

HERE TO GET *you* THERE



Sycamore Grove

Chalford Hill, Stroud, GL6 8GD

£365,000

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Council Tax: C



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SITUATION

Chalford Hill offers an excellent range of local amenities, including a popular community-run village shop, just a short stroll away via the renowned Donkey Trails that wind down into the valley. The village also benefits from a Tesco Express, a doctor's surgery, and a well-regarded primary school, with convenient access to the highly sought-after Thomas Keble School. The surrounding area is ideal for those who enjoy the outdoors, with scenic countryside walks, recreation grounds, and traditional country inns all within easy reach. Chalford Hill has a strong sense of community, making it an attractive place to live for families and professionals alike. For a wider selection of shopping, dining, and leisure facilities, the nearby market towns of Stroud and Cirencester are easily accessible. Stroud also offers a mainline rail service to London Paddington, making it an excellent choice for commuters. The recent introduction of high-speed broadband throughout the village further enhances its appeal, providing reliable connectivity for home working.

ENTRANCE HALL

UPVC double glazed entrance door, radiator and stairs to first floor.

CLOAKROOM

Low level WC, wash basin with mixer tap, splashback tiling, extractor fan, radiator and a UPVC double glazed & frosted window to front.

SITTING ROOM

11'9" x 16'3" (3.59m x 4.96m)

UPVC double glazed window to front and a radiator.

KITCHEN/DINING ROOM

14'11" x 9'4" (4.56m x 2.87m)

Good range of wall, floor & drawer kitchen units, roll-top work surface, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for washing machine, dishwasher & fridge/freezer, extractor fan, understairs storage cupboard, UPVC double glazed window & french door to rear and cupboard containing combination boiler.

FIRST FLOOR LANDING

Storage cupboard, radiator and access to the loft space. The loft space has lighting, insulated and part-boarded.

BEDROOM ONE

8'1" x 11'10" (2.48m x 3.63m)

UPVC double glazed window to front and a radiator.

EN-SUITE

Low level WC, wash basin with mixer tap, shower cubicle, shower off mains, heated towel rail, splashback tiling and extractor fan.

BEDROOM TWO

8'1" x 10'3" (2.48m x 3.14m)

UPVC double glazed window to rear and a radiator.

BEDROOM THREE

6'6" x 8'3" (1.99m x 2.52m)

UPVC double glazed window to front and a radiator.

BATHROOM

Low level WC, pedestal wash basin with mixer tap, panelled bath with shower hose, splashback tiling, heated towel rail, shaver point and a extractor fan.

Tel: 01453 764912

EXTERIOR

The rear garden has an initial patio area with steps leading to the lawn. Further benefits include decking area, bedding areas with planting, fence borders, outside power, outside tap, outside lighting, UPVC double glazed french doors to workshop and gated side access to driveway & front.

The front garden has a storm porch, outside light and bedding areas with planting.

WORKSHOP

8'6" x 13'11" (2.6m x 4.25)

Power, lighting and UPVC double glazed french doors to garden.

OFF-STREET PARKING

Driveway parking down the side of the property for two vehicles.

TENURE

Freehold

COUNCIL TAX BAND

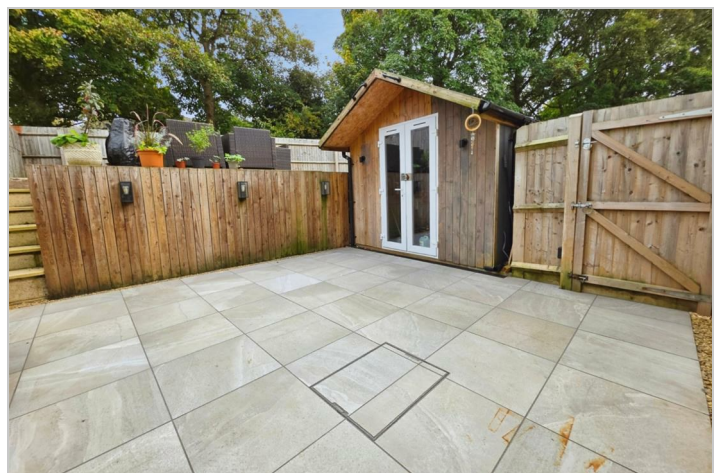
The Council Tax band is C.

AML CHECKS

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



Road Map



Hybrid Map



Terrain Map



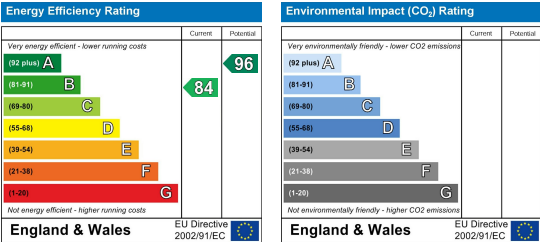
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.