



Perry
Bishop
and Chambers
01666 504418
www.perrybishop.co.uk
For Sale

Down View, Chalford Hill
Gloucestershire, GL6 8NB

Perry Bishop
and Chambers

the agent who keeps you informed

37 Down View, Chalford Hill

Gloucestershire, GL6 8NB

Price: £345,000

The Property

The property comprises of a very quietly situated, buff brick, maturing detached bungalow built at the head of a popular cul-de-sac of similar homes on the edge of the village.

The extended accommodation consists of a good sized kitchen/dining room with a smart range of pale blue units comprising of base cupboards and drawers and matching wall cupboards, together with an integrated stainless steel double-oven and a gas hob. From here there is access to an inner lobby; the lounge has a Villager multi-fuel stove in the feature fireplace, and a bow window to the front elevation. Off this is a very large dwarf wall 'L' shaped conservatory with access into the garden. Also off the inner lobby are the three bedrooms with the master having a range of fitted wardrobes along one wall; bedrooms two and three also have windows to the rear and consist of a double and a single, whilst the family bathroom has a cream coloured suite comprising of panel bath and separate double sized shower cubicle with a quality thermostatic shower contrasting half tiled walls.

To the side and rear of the bungalow is a detached garage sized workshop with: a roller door, lighting and power points. The front garden has been laid to tarmac drive next to a gravelled hard standing to provide parking for at least four cars, whilst the exceptionally large rear garden is laid to extensive lawns enclosed by evergreen hedging, and with an orchard area in one corner consisting of apple, pear and plum trees. The bungalow has the benefit of gas fired radiator central heating and sealed unit double-glazed windows.

Amenities

The village of Chalford has its own range of schooling and shopping facilities and both the centres of Stroud and Cirencester are within easy reach, where more extensive amenities are available. Regular bus services run from the village and main line railway station in Stroud brings London within 90 minutes travelling time. Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

Directions

From our office in the centre of Tetbury, proceed down Long Street and fork left into Hampton Street which is the B4014. Continue along this road to Avening and at the sharp left hand bend at the bottom of the hill, fork right signposted Minchinhampton. After a mile, at Hampton Fields fork right at the junction and continue onto the T junction at The Ragged Cot pub. Turn left here and immediately right and down the hill at Hyde and under the bridge turning right at the T junction and up to the main road. Continue straight over the main road and up the hill known as Old Neighbourhood. At the top of the hill, turn right at the crossroads known as Abnash. After a quarter of a mile bear left where the road splits into three and continue along Burcombe Road. Give way at the crossroads and straight over (which is still Burcombe road). Turn left at the T junction into Burcombe Way. First left into Tylers Way and first right into Down View.

Viewings

Strictly by appointment only – appointments to view should be made through our Tetbury Office – 01666 504418

Local Authority

Stroud District Council

Services and Tenure

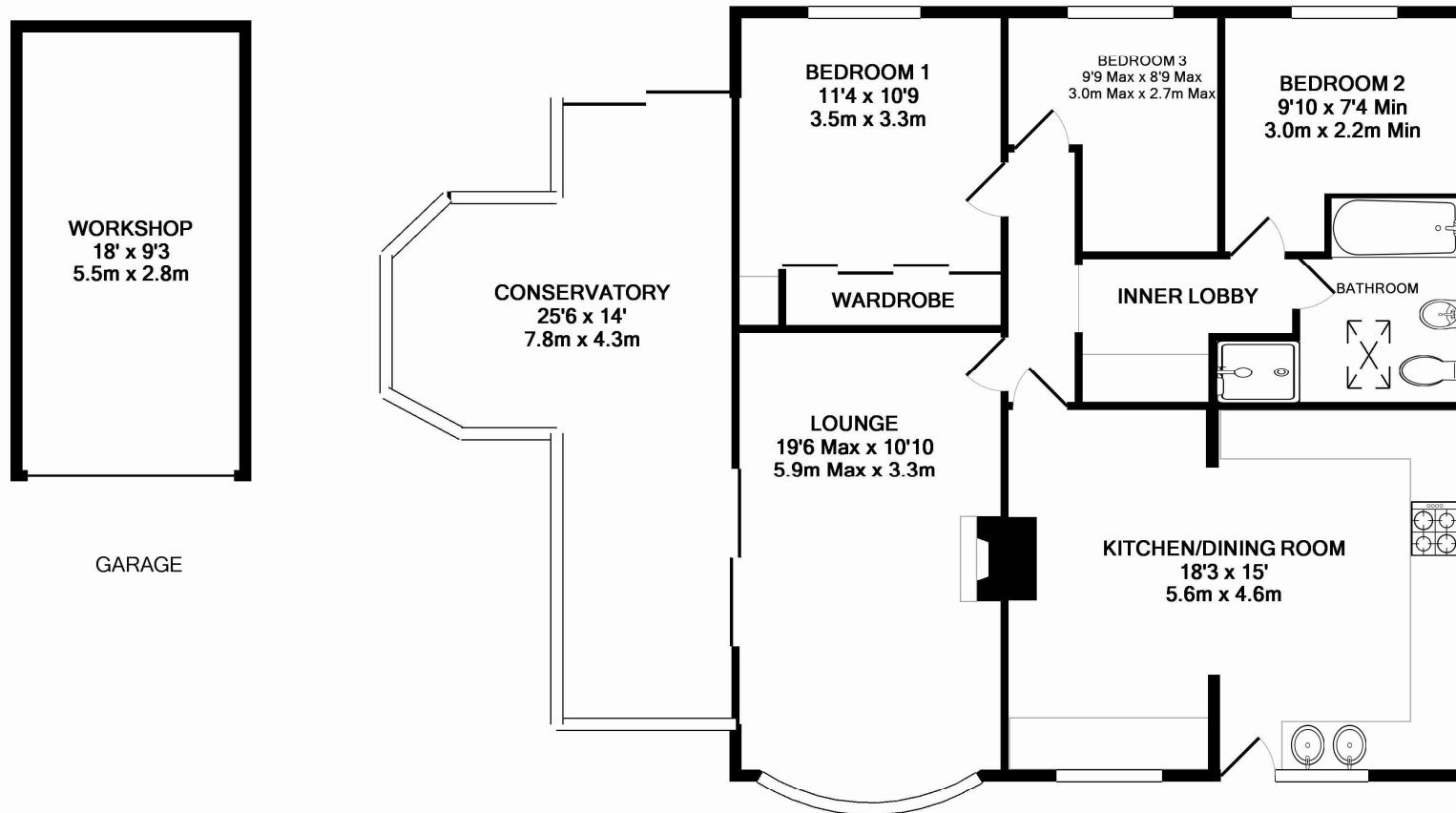
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested - please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC Rating: D

Ref: 22350/PK/02032016/TET







GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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P291 Ravensworth 01670 713330

3 Church Street, Tetbury, Glos. GL8 8JG

T: 01666 504 418

E: tetbuty@perrysbsihop.co.uk

perrybishop.co.uk

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