

4 France Church House, Chalford Hill, Stroud, Gloucestershire, GL6 8LG

Offers Over £230,000

PETER JOY

Sales & Lettings









4 France Church House, Chalford Hill, Stroud, Gloucestershire, GL6 8LG

Chain free - A very well presented and spacious first floor apartment, situated in a Grade Two Listed former church, with two double bedrooms, sitting/dining room, allocated parking and communal gardens.

COMMUNAL ENTRANCE HALL WITH LIFT AND STAIRS TO UPPER FLOORS, PRIVATE ENTRANCE HALL, LARGE SITTING/DINING ROOM, KITCHEN, BATHROOM, TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, GAS CENTRAL HEATING & OFFERED TO THE MARKET CHAIN FREE.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk







Description

A beautifully presented first-floor apartment situated within a Grade II listed former chapel in the highly sought-after village of Chalford Hill, just a few miles east of Stroud. Offered to the market with no onward chain, this spacious home is arranged across a single floor and combines character features with modern convenience. The generous sitting/dining room is filled with natural light and enjoys attractive views over the former churchyard and the valley beyond. The well-proportioned kitchen provides ample storage and workspace, while the bathroom features a distinctive mosaic-tiled floor that adds to the property's unique character. There are two double bedrooms, including a principal bedroom with an en-suite shower room and both have built in cupbaords. On the ground floor, residents benefit from a large communal entrance hall with both staircase and lift access to the upper floors. This charming apartment offers a rare opportunity to own a characterful home in a historic building, set within a popular Cotswold village location.

Outside

France Church House has delightful communal grounds for the residents to enjoy, as well as an allocated parking space in the car park.

Location

Chalford Hill is a pretty hill top village to the East of Stroud, in the parish of Chalford. Local amenities include several well regarded schools, a good pub, a community shop, sports club, hairdressers, cafe and a petrol station/garage. Nearby Bussage benefits from a doctors' surgery, a chemist, a convenience store and Chinese take away. There is also a bus stop, with regular services to Stroud, 20 metres from the property entrance. Stroud town benefits from a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From our office at Brimscombe turn left and proceed along the A419. After a couple of miles turn left onto Old Neighbourhood, and continue up the hill. Turn right into Abnash, and stay on this road, bearing slight right. Continue onto Midway below the Old Neighbourhood pub, follow the road round and at the junction on the green and turn right. France Church House can be found a short way down on the right hand side.

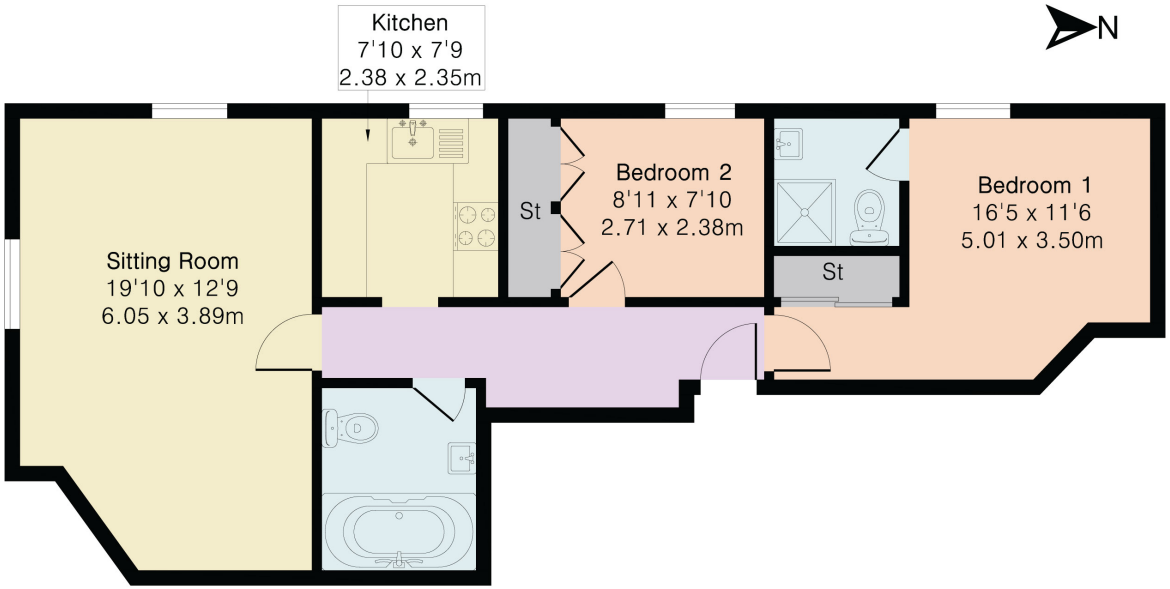
Property Information

The property is leasehold with 90 years remaining of the 125 year lease. Owners own a share of the freehold and there is an £80 per month maintainance charge that also covers buildings insurance. The management company is run by the residents of France Church House. Gas central heating, mains electricity and water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

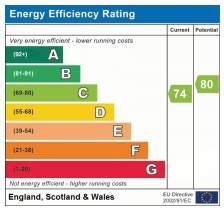
Approximate Gross Internal Area 715 sq ft - 66 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

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