



HUNTERS[®]

HERE TO GET *you* THERE

Windermere, Chalford Hill, Stroud | £489,950
Call us today on 01453 764912



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	56	
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

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.

A 3 bedroom detached bungalow along a private road enjoying an enviable hill top setting within the desirable area of Chalford Hill. The property sits within a generous plot with a very useable and well planted front garden as well as a south facing rear garden. The block paved driveway provides plenty of parking and access to the 21ft garage. Internally the property offers both spacious and flexible accommodation comprising: An entrance porch, welcoming hallway, kitchen, 2 bathrooms (one of which is ensuite), 3 bedrooms and sitting room with wood burning stove opening into the large dining conservatory. Viewings are by appointment only.

Hunters GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Amenities

Conveniently located between Stroud and Cirencester is this popular residential suburb. Benefitting from a good range of local shops and amenities to include a Tesco supermarket, shops, village pubs, doctors and dental surgery. All within easy reach of plenty of green open spaces, great for walking and cycling. There are excellent road and bus links to nearby towns and cities as well as being located in the catchment area for well-regarded schools such as Bussage Church of England Primary School and Thomas Keble secondary school. Stroud is only a few miles away and has excellent transport links to London, Bath and Bristol and Cirencester, which is known as the 'Capital of the Cotswolds' with its even larger mix of shops and amenities.

Porch

Double glazed with UPVC window and door, door to hallway.

Entrance Hallway

Radiator, doors to.....

Sitting Room

15'11" x 10'10"

Parquet flooring, two radiators, modern wood burner set to a stone surround with mantle and hearth, double glazed patio door to the dining conservatory, coving, ceiling rose.

Dining Conservatory

14'11" x 13'1"

Tiled floor, double radiator, double glazed windows and French doors to the garden.

Kitchen

13'11" x 7'10"

A selection of cream shaker style wall and base units with marble effect worktops over. Inset one and a half bowl sink with mixer tap, space for fridge freezer, space for a slot in electric cooker with stainless steel extractor over. Space and plumbing for a slimline dishwasher, double glazed window to the front garden, door to garage, radiator.

Master Bedroom

12'11" x 9'10"

Double glazed window to the rear, radiator, door to ensuite shower room.

En-suite Bathroom

6'9" x 5'7"

A modern 3 piece suite comprising a WC, wash basin to a gloss white storage unit, bath with Mira shower over and glass screen. Chrome heated towel rail, Italian marble tiled walls and flooring, opaque double glazed window, extractor.

Bedroom 2

10'11" x 8'10"

Double glazed window to the rear, radiator.

Bedroom 3

8'1" x 7'10"

Double glazed window to the front, radiator, recess.

Shower Room

6'5" x 5'3"

A white sweet comprises a corner shower, wash basin with vanity storage, WC, double glazed window, fully tiled walls, chrome heated towel rail.

Front Garden & Driveway

An extensive front garden with colourful well planted borders. Boasting an array of shrubs and plants, circular areas laid to slate with grass along one side. A picket fence surrounds the garden with roses climbing. Access via an arbour to a block paved driveway allowing parking for up to approximately six cars with side access gate to the rear garden and light.

Garage

21'10" x 8'7"

A deep garage with up and over door, door into kitchen, double glazed door to the rear garden. Light and power, plumbing for washing machine, floor mounted oil fired boiler.

Rear Garden

A sunny garden with a southerly aspect consisting of a patio adjacent to the bungalow with gate leading to the side where a log store can be found and a secondary gate to the front. There are two sheds, areas of lawn and shingles stones. Strawberry bed, a sectioned of Wood store area. Colourful flower/shrub beds can be found alongside the lawn to meet the concealed oil tank. A further pathway leads to the front gate and cold water tap.

Tenure

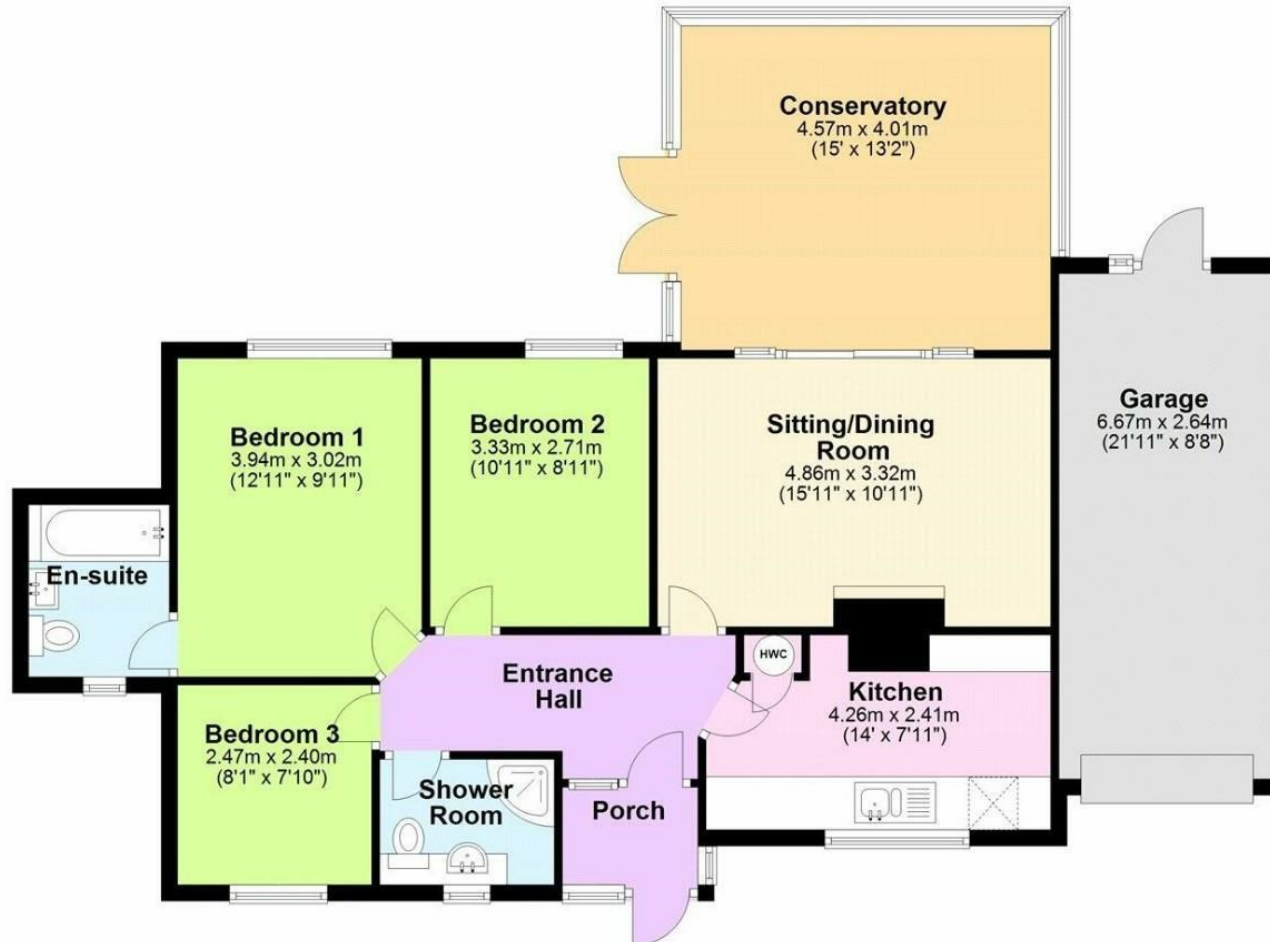
Freehold.

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.

Council Tax Band

Band D



Main area: Approx. 71.0 sq. metres (764.2 sq. feet)

Plus garage, approx. 16.5 sq. metres (177.6 sq. feet)
 Plus conservatory, approx. 18.3 sq. metres (197.3 sq. feet)

All measurements are appropriate and for display purposes only. The position and size of doors, windows, appliances and any other features are approximate only.
 Plan produced using PlanUp.

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.

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