



**Sycamore Grove, Chalford Hill GL6 8GD**  
**£278,950**

# Sycamore Grove, Chalford Hill GL6 8GD

• Semi-detached house • Two double bedrooms to include master with walk-in wardrobe • Open plan living space to include a modern and upgraded kitchen • Enclosed South-East facing rear garden with storage shed and tiered levels • Two tandem parking spaces • Situated in the picturesque village of Chalford Hill within easy access to local walks and schools • Approximately 6 years remaining on the NHBC warranty • Freehold • Council tax band B (£1,816.17) • EPC rating B83

**£278,950**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

[stonehouse@naylorpowell.com](mailto:stonehouse@naylorpowell.com)  
[www.naylorpowell.com](http://www.naylorpowell.com)

## Open Plan Living Space

Composite door to living space, two uPVC double-glazed windows to front and rear elevation and uPVC double-glazed French doors to garden. Access to cloakroom, storage cupboard and stairs rising to the first floor. Range of wall and base units with appliances to include four ring gas hob, eye-level oven and one and a half bowl sink with mixer tap and drainer. Space for fridge/freezer, washing machine and slimline dishwasher. Two radiators.

## Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Heated towel rail.

## Bedroom One

uPVC double-glazed window to front elevation. Storage cupboard. Radiator.

## Walk-in Wardrobe

uPVC double-glazed window to front elevation. Light. Hanging rails.

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and walk in shower. Heated towel rail.

## Outside

The South-East facing garden has been finished to a nice standard and is spread across two levels. The ground level boasts a patio space with access to a storage shed and the side gate, the upper level is mostly laid to lawn with a corner gravelled area, ideal for additional seating to enjoy of an evening. The orientation of the garden means it is a hub for growth, the current vendors take advantage of this by having a portable greenhouse for their fruit and vegetables and some colourful flower borders. The property has two allocated tandem parking spaces to the side.

## Location

Located in the heart of Chalford Hill, the village is known for its picturesque views and community spirit, offering a peaceful lifestyle while still being within easy reach of Stroud's vibrant town centre. A wider range of facilities is available in Stroud where you will find a variety of restaurants, an award winning weekly farmers market, leisure and sports centre and there is also a main line railway station with intercity services connecting to London (Paddington), Gloucester and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance. The Stroud district benefits from plenty of local schools, the closest ones being Chalford Hill Primary School and Thomas Keble Secondary School.

## Material Information

Tenure: Freehold.

There is an annual service charge of approximately £70 that covers the communal areas, this is paid to Green Square.

There is approximately 6 years remaining on the NHBC warranty.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,816.17 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

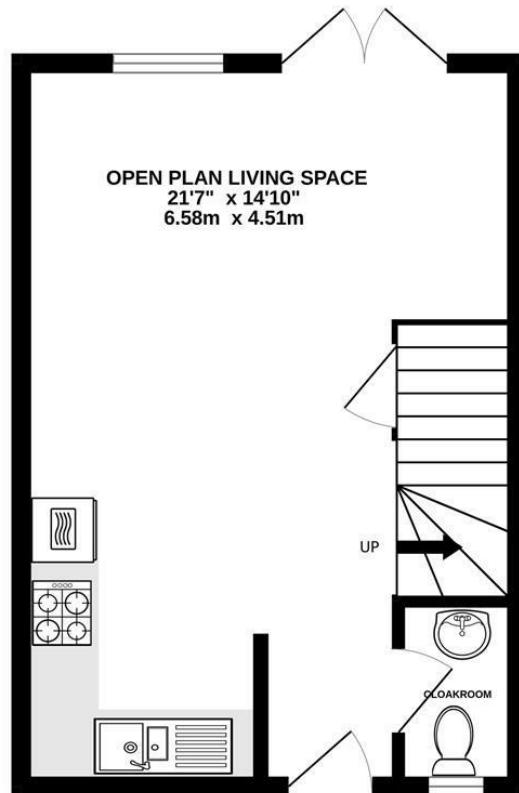
Heating: gas central heating.

Broadband speed: 2 Mbps (basic), 60 Mbps (superfast) and 1,800 Mbps (ultrafast).

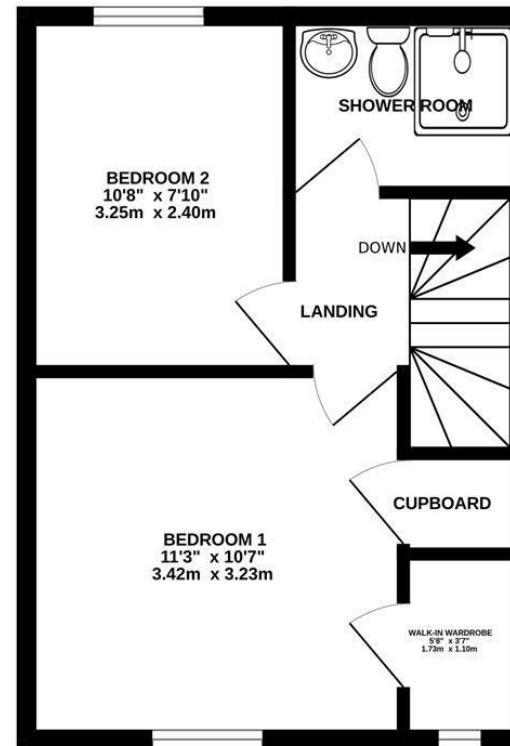
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2026

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

