

LISSARA
CHALFORD HILL



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SEAGER



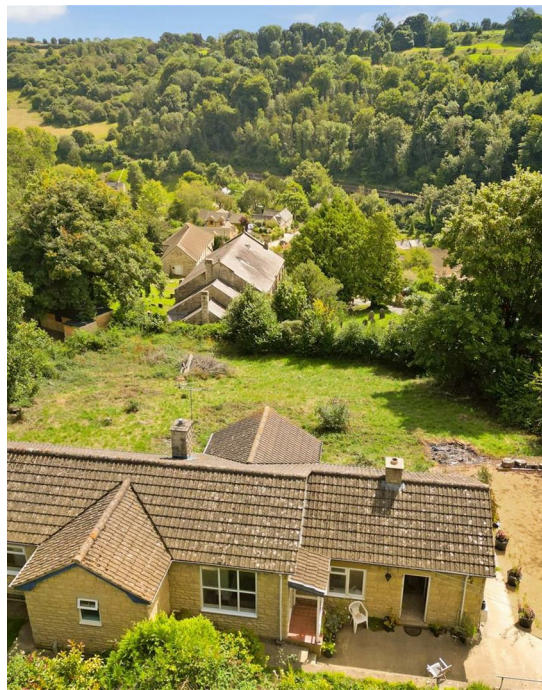
LISSARA, RANDALLS GREEN, CHALFORD HILL, STROUD, GL6 8EA

SET IN 0.57 OF AN ACRE, A DETACHED BUNGALOW AFFORDING PANORAMIC VIEWS ACROSS THE THE WOODED VALLEY. OFFER FANTASTIC POTENTIAL FOR ENLARGEMENT/IMPROVEMENT SUBJECT TO THE RELEVANT CONSENTS.

The property

Occupying a beautiful elevated setting with stunning views across the wooded valley, lies this detached bungalow. Offered for sale for the first time since it was built, Lissara offers an exciting opportunity for any buyer wishing to modernise their own home, or even further develop, subject to the relevant consents. Sitting within a generous plot measuring just over half an acre, the gardens and grounds further add to this properties great appeal, offering excellent space for children to play and the perfect opportunity for green fingered. Built to take full advantage of the open vista, all rooms enjoy the most glorious view over the grounds to the wooded golden valley that surround the property. Accommodation is arranged across one floor, with the living space located to one end of the bungalow and bedrooms to the other. The main entrance opens to a reception hallway, a few steps down lead to the sitting room with a large picture window and fireplace, a further

door leads into a kitchen/dining room with Rayburn, which like the sitting room affords an open view through a large picture window. The kitchen has a range of base units, and sink unit, however would now benefit from modernisation. A rear porch, with boiler cupboard is located off the kitchen. A new gas boiler was installed in July 2010. Three double bedrooms are positioned to the opposite end of the bungalow, as with the living space these enjoy a wonderful rural green outlook. A shower room and separate WC serve all bedrooms and would now benefit from an upgrade. In addition to to it's superb setting and great potential Lissara occupies a most desirable position within this highly regarded Cotswold village, set within reach of the local Primary School, community run shop, two cafes and several village parks. Close to a local Nature reserve, an abundance of beautiful walks are right on your doorstep. Grant of probate has not yet been issued, and will be required to exchange contracts





Guide price
£750,000

- Reception hall
- Sitting room
- Kitchen opening into dining room
- Rear porch & boiler room
- 3 bedrooms
- Shower room with separate WC
- Grounds equating to 0.57 of an acre
- Large gated driveway offering extensive parking
- Stunning views of the wooded valley
- Huge potential for enlargement/improvement subject to the relevant permissions

WITHIN EASY REACH...

- Stroud - 4.1 miles*
- Kemble Railway Station - 9.6 miles*
- Cirencester - 11 miles*
- Cheltenham - 19 miles*
- Gloucester - 14 miles*
- Bath - 33 miles*
- Bristol - 34 miles*

Outside

Set within a plot of just over half an acre, grounds extend to all sides of the bungalow, but in the majority to the south east elevation. A large gated, gravelled driveway provides easy parking and turning for multiple vehicles, whilst an adjoining pedestrian gate and pathway provides access to the main entrance. Immediately adjoining the house is a raised paved seating terrace which offers a great location for outside dining, with further garden extending to the side. A paddock extends below the bungalow. The gardens and grounds enjoy an open panoramic aspect across the wooded golden valley and offer great opportunity for the next lucky owner. Please note that the initial section of driveway is owned by the neighbouring house, Lissara has pedestrian and vehicular access over, leading to its own private driveway. The property is not registered with Land Registry, as such the next owner will need to affect first registration upon purchase. Ofcom - Superfast broadband available at this address 77 Mbps 20 Mbps. Indoor mobile phone signal likely with O2.

Situation

Chalford is positioned within an Area of Outstanding Natural Beauty, between the centres of Stroud and Cirencester. Known for its winding lanes and quaint corners studded with Cotswold stone homes, there are an abundance of beautiful walks on the doorstep. Facilities include nearby churches and Chalford Hill Primary School, just 0.2 miles away. Encircled by pretty Cotswold countryside, Chalford and adjoining villages offer a variety of amenities, including a community run shop in the High Street, Thomas Keble Secondary School (1.2 miles) and Puddleducks Pre-school (0.2 miles). Tesco Metro and Frithwood Doctors Surgery are located just 1.2 miles away, whilst Eastcombe stores positioned (1.2 miles) offers a variety of produce. Stroud and Cirencester offer further amenities including independent, state and grammar schools. Scenic routes radiate to Cheltenham and Gloucester, mainline railway stations at Stroud (4.8 miles) and Kemble (9.6 miles) provide a direct line to London Paddington.



Approximate Gross Internal Area = 109.0 sq m / 1173 sq ft

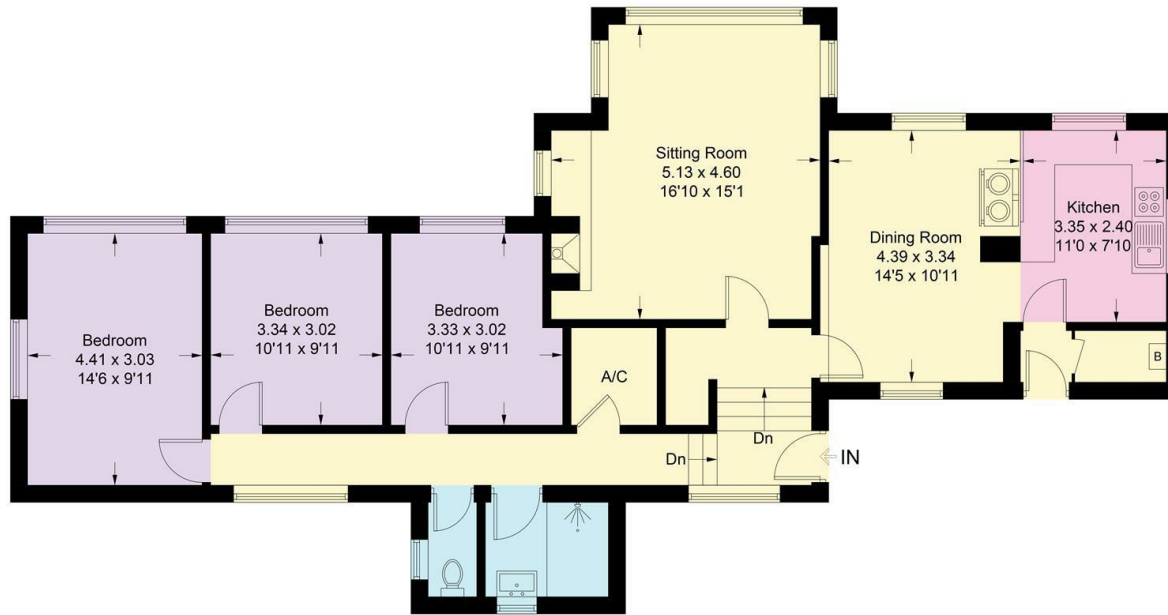



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115447)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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 PrimeLocation.com  Zoopla  rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8EA

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

