

8 BURCOMBE WAY
CHALFORD HILL



WHITAKER
SEAGER



8 BURCOMBE WAY, BURCOMBE WAY, CHALFORD HILL, STROUD, GL6 8BP

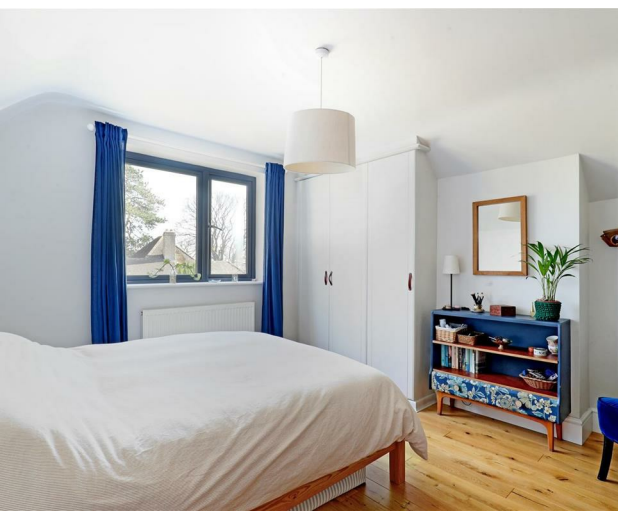
A BEAUTIFULLY PRESENTED 4 BEDROOM FAMILY HOME, BOASTING A GENEROUS KITCHEN/DINING ROOM, LARGE REAR GARDEN AND PRIVATE DRIVEWAY.

The property

This beautifully presented semi-detached family home, located in the desirable village of Chalford Hill, overlooks the neighbouring France Lynch pleasure ground. Recently updated, the property offers spacious, light-filled accommodation, ideal for family living. The main entrance opens to a boot room, providing space for coats and shoes. This leads to an internal hallway connecting to the ground-floor rooms. The sitting room, at the front of the house, enjoys a green open outlook over the park. With stripped wooden floors and a woodburning stove, the room is both welcoming and cosy. Two large windows bring in natural light, and built-in cupboards and shelving add a thoughtful touch. The hallway also leads to a practical study with under-stairs storage cupboard and a beautifully appointed downstairs shower room featuring a built-in vanity unit, metro-tiled shower enclosure, WC and a heated towel ladder. The utility area provides further practical

space. At the back of the house is the open-plan kitchen and dining room, extending across the full width of the property. With a window and French doors opening to the garden, the room offers a wonderful space for family living. The tiled floor is warmed by underfloor heating. The kitchen is well-equipped with wall and base units, integral oven, hob, and dishwasher, with space for a fridge/freezer. The dining area is generous, with room for a large table and seating, perfect for meals and gatherings. On the first floor, the main bedroom offers views over the park and is fitted with built-in wardrobes. Bedrooms two and three are at the rear, overlooking the garden. Bedroom two is particularly spacious. Bedroom 4 is located to the side elevation and used as a study, but could accommodate a single bed. The bathroom is tastefully designed with a reclaimed vanity unit with a marble top and dual sinks, bath with shower attachment, a WC and a towel ladder. Other features include engineered oak floors and stripped 1930's doors





Guide price
£550,000

- Boot room opening to inner hall
- Sitting room & study
- Utility area & downstairs shower room
- Kitchen/dining room
- 4 bedrooms
- Family bathroom
- Garden studio & workshop/garden/bike store
- Generous westerly facing rear garden & gravelled driveway
- Ofcom - Superfast broadband available - indoor mobile signal likely with O2 Three & EE
- The property is subject to 157 covenant

WITHIN EASY REACH...

Stroud - 4.6 miles
 Kemble Railway Station - 9.8 miles
 Cirencester - 11 miles
 Cheltenham - 14 miles
 Gloucester - 14 miles
 Bath - 31 miles
 Bristol - 34 miles

Outside

A fantastic and generously proportioned garden extends to the rear of the house, enjoying a westerly aspect and offering plenty of space for outdoor living. French doors from the kitchen open onto a raised seating terrace, complete with electric supply and outside tap, leading down to a level lawn with flower borders. A useful former garage has been converted into a workshop and garden/bike store. Beyond the lawn, the garden continues with an additional level of grassed area, surrounded by established borders. A decked seating area is ideal for a sofa set, creating a relaxing spot to unwind. Raised vegetable beds are also included, perfect for growing your own produce. At the rear boundary, a versatile garden room/studio with electric power provides a multi-functional space, having been used for various purposes by the current owner. A compost area is located behind the studio, further enhancing the garden's practicality. To the front of the property, a gravelled driveway provides parking for two cars and includes an EV charging point and log store. A small side garden offers convenient bin storage. The entire garden is secure, making it ideal for both dogs and children to play safely.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford Hill is a quintessential Cotswold village known for its winding lanes and charming corners, all studded with beautiful Cotswold stone homes. The village is surrounded by an abundance of scenic walking routes, allowing you to easily enjoy the stunning countryside right on your doorstep. The area offers a strong sense of community, with local amenities including the highly regarded Chalford Hill Primary School, Puddleducks Pre-School, and a community-run shop. For a coffee or a bite to eat, you'll find two welcoming cafes, Pudney Pie Lane Cafe and The Lavender Bakehouse, along with the soon-to-reopen Old Neighbourhood public house. Chalford Hill is encircled by picturesque Cotswold countryside, and neighbouring villages provide additional amenities, including more primary schools, Thomas Keble Secondary School, and a selection of traditional village pubs. Within a mile or less, you'll find Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores, ensuring convenience is never far away. Stroud and Cirencester, both within easy reach, offer a broader range of services, including independent, state, and grammar schools, as well as shopping and leisure options. Scenic routes radiate outwards to Cheltenham and Gloucester, while mainline railway stations in Stroud and Kemble offer a direct line to London Paddington, making this village an ideal base for both rural living and city connections.



Approximate Gross Internal Area = 133.0 sq m / 1432 sq ft
 Outbuilding = 24.5 sq m / 264 sq ft
 Total = 157.5 sq m / 1696 sq ft
 (Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176405)

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		
England & Wales		EU Directive 2002/91/EC

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8BP

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 D and EPC rating C

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.

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