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Sycamore Grove, Chalford Hill, Stroud | £167,500
Call us today on 01453 764912

Energy rating and score

This property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Hunters Estate Agents are delighted to present this modern three-bedroom terraced home, situated in the highly sought-after and peaceful Sycamore Grove cul-de-sac. Built in 2022 and benefiting from approximately 6 years remaining on its NHBC warranty, this attractive property is offered on a 50% shared ownership basis, with the opportunity to purchase a larger share or 100% in the future (subject to the relevant terms and eligibility). Surrounded by open green space and mature sycamore trees, the property offers stylish modern living throughout. The accommodation comprises a welcoming entrance hall, a downstairs cloakroom, a spacious living room, and a kitchen/dining room with french doors opening into the garden. To the first floor, the property features a principal bedroom with an en-suite shower room, two further bedrooms, and a modern family bathroom. Outside, the home enjoys a beautifully landscaped rear garden with established planting, a front garden, and two allocated parking spaces. Further benefits include UPVC double glazing, gas central heating, and the remainder of the NHBC warranty. This is an excellent opportunity for first-time buyers or those looking to step onto the property ladder in a desirable location, with the added flexibility of increasing their ownership share over time.

SITUATION
Chalford Hill offers an excellent range of local amenities, including a popular community-run village shop, just a short stroll away via the renowned Donkey Trails that wind down into the valley. The village also benefits from a Tesco Express, a doctor's surgery, and a well-regarded primary school, with convenient access to the highly sought-after Thomas Keble School. The surrounding area is ideal for those who enjoy the outdoors, with scenic countryside walks, recreation grounds, and traditional country inns all within easy reach. Chalford Hill has a strong sense of community, making it an attractive place to live for families and professionals alike. For a wider selection of shopping, dining, and leisure facilities, the nearby market towns of Stroud and Cirencester are easily accessible. Stroud also offers a mainline rail service to London Paddington, making it an excellent choice for commuters. The recent introduction of high-speed broadband throughout the village further enhances its appeal, providing reliable connectivity for home working.

ENTRANCE HALL
UPVC double glazed entrance door, stairs to first floor & a radiator.

CLOAKROOM
Low level WC, pedestal wash basin with mixer tap, radiator, extractor fan, splashback tiling, oak wood effect cushioned lino and a UPVC double glazed & frosted window to front.

LIVING ROOM
UPVC double glazed window to front, radiator, TV point and phone point.

KITCHEN/DINING ROOM
Good range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for fridge/freezer & washing machine, extractor fan, splashback tiling, oak wood effect cushioned lino, cupboard containing combination boiler, UPVC double glazed windows & french doors to rear and understairs storage cupboard.

FIRST FLOOR LANDING
Radiator, storage cupboard and access to loft space which is insulated.

BEDROOM ONE
UPVC double glazed window to front and a radiator.

EN-SUITE
Low level WC, pedestal wash basin with mixer tap, walk-in shower, shower off mains, radiator, oak wood effect cushioned lino, splashback tiling, radiator and extractor fan.

BEDROOM TWO
UPVC double glazed window to rear and a radiator.

BEDROOM THREE
UPVC double glazed window to front and a radiator.

BATHROOM
Low level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap & shower hose, splashback tiling, oak wood effect cushioned lino, radiator, extractor fan and a UPVC double glazed & frosted window to rear.

EXTERIOR
The private rear garden is a beautifully curated retreat, thoughtfully planted with a variety of established perennial medicinal herbs, including echinacea, feverfew, yarrow, marshmallow, calendula, chamomile, lemon balm, rosemary, marjoram and mint. A striking white jasmine garden arch forms a charming focal point, while a dedicated soft fruit patch yields strawberries, raspberries, and blackberries. Further benefits include lawned area, patio area, vegetable patch fenced borders, gated rear access to front, shed and an outside tap.

The front is laid to lawn with bedding areas with planting, outside light and a storm porch.

OFF-STREET PARKING
The property benefits from 2 parking spaces.

SHARED OWNERSHIP/SERVICE CHARGE INFO
This property is offered on a 50% shared ownership basis for £167,500. The rent on the remaining share is £443.29 per month. The property is leasehold with a 246 year lease. Staircasing up to 100% ownership is available.

There is a monthly service charge of £38.06. The Service charge is for buildings insurance, grounds maintenance, communal electricity and admin charge

COUNCIL TAX BAND
The Council Tax Band is C.

AML
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted’

SOCIAL MEDIA
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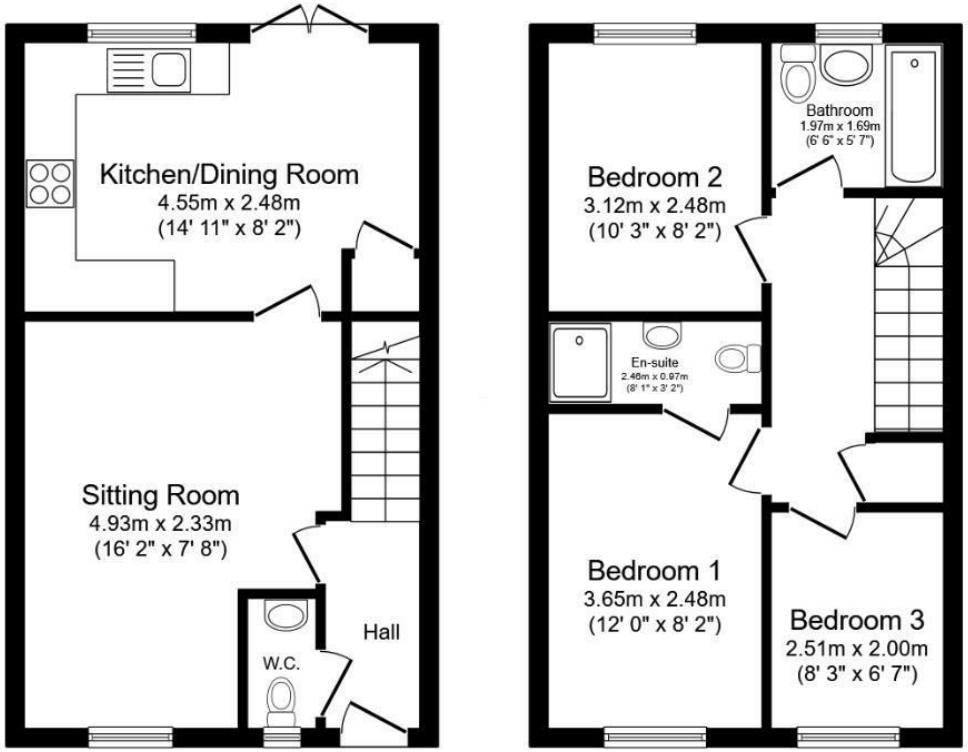
Sycamore Grove, Stroud



Ground Floor First Floor

Total floor area: 77.1 sq.m. (830 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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