



**SawyerS**  
Sales & Lettings

27 Freame Close, Chalford, Stroud,  
Gloucestershire, GL6 8HG  
Price £209,950

# 27 Freame Close, Chalford, Stroud, Gloucestershire, GL6 8HG

**Charming Robert Hitchins built 'Cottage Style' terraced home in Freame Close, Chalford. Offering two double bedrooms, exposed beams and brickwork, enclosed low maintenance garden, car port and parking. Double glazing & GCH. Requiring full modernisation and offered with no onward chain.**

This charming 'Cottage Style' Robert Hitchins built terraced home presents an excellent opportunity for buyers seeking a property with scope for complete modernisation. Located within the popular Freame Close cul-de-sac, just off The Old Common Village Green in Chalford, the home offers two double bedrooms, exposed beams and brickwork, and an enclosed low maintenance garden. Although requiring full refurbishment, the property benefits from a replacement combination boiler and uPVC front door and is offered to the market with no onward chain.

## *Accommodation*

Arranged over two floors, the interior offers well proportioned accommodation with exciting potential to update and personalise. The ground floor comprises an entrance porch with a useful cloak cupboard, a sitting room featuring exposed beams and exposed brickwork, and a kitchen which now requires replacement.

Upstairs, the landing leads to two double bedrooms, both benefiting from built in storage. A functional family bathroom with electric shower over the bath completes the first floor, though this too needs updating.

## *Design and Features*

The property showcases attractive character elements, including exposed beams and brickwork, typical of its 'Cottage Style' design. Benefits include double glazing and gas central heating, with the added advantage of a replacement combination boiler and modern uPVC front door.

While the home now requires comprehensive refurbishment throughout, it offers a superb opportunity for buyers to create a stylish and individual home in a sought after village setting.

## *Gardens and Grounds*

Outside, the property enjoys an enclosed and level rear garden designed for low maintenance living. A pleasant patio/seating area provides space for outdoor dining, while a timber storage shed offers practical garden storage. The front garden is mainly laid to lawn and benefits from an outside courtesy light, adding to both convenience and kerb appeal.

## *Parking and Car Port*

Allocated off road parking is available to the front of the property, along with a car port located a short distance away, providing useful covered parking.

## *Location and Lifestyle*

Freame Close is situated within the popular Manor Farm development in Chalford/Bussage, a modern residential area that has proved highly popular with buyers of all age groups. The property is located close to The Old Common Village Green and within easy reach of local amenities including a primary school, doctor's surgery, general grocery shop and takeaway outlets. A secondary school is also within walking distance. The nearest town is Stroud, approximately four miles away. Stroud is one of Gloucestershire's most sought after market towns, positioned at the convergence of the Five Valleys within the renowned Cotswold countryside. The town offers a bustling street market, a variety of independent shops, pubs, restaurants and bistros, together with excellent schools catering for all ages.

An excellent local bus service operates throughout the area, and the nearby M5 motorway provides convenient access to Gloucester, Cheltenham and Bristol, making this an appealing location for commuters seeking village living with strong transport links.

No Chain. Early viewing highly recommended to avoid missing out.

## *Directions*

For SAT NAV use: GL6 8HG

From Stroud take the A419 London Road towards Cirencester and after approximately two miles turn left into Toadsmoor Road and continue to the top of the hill. Turn right into The Ridgeway. Take the fourth left into Tanglewood Way and then the second left into The Old Common. Turn left into Freame Close, where the property will be located on your right hand side, clearly identified by our 'For Sale' board.

## *Material Information*

Title Number: GR89632  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: B  
Annual price £1,816.17 (2025/26)  
Electricity Supply: Mains  
Gas Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: Very Low  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic (7 Mbps) Superfast (80 Mbps) Ultrafast (1800 Mbps)

(This information is subject to change and should be checked by your legal advisor)

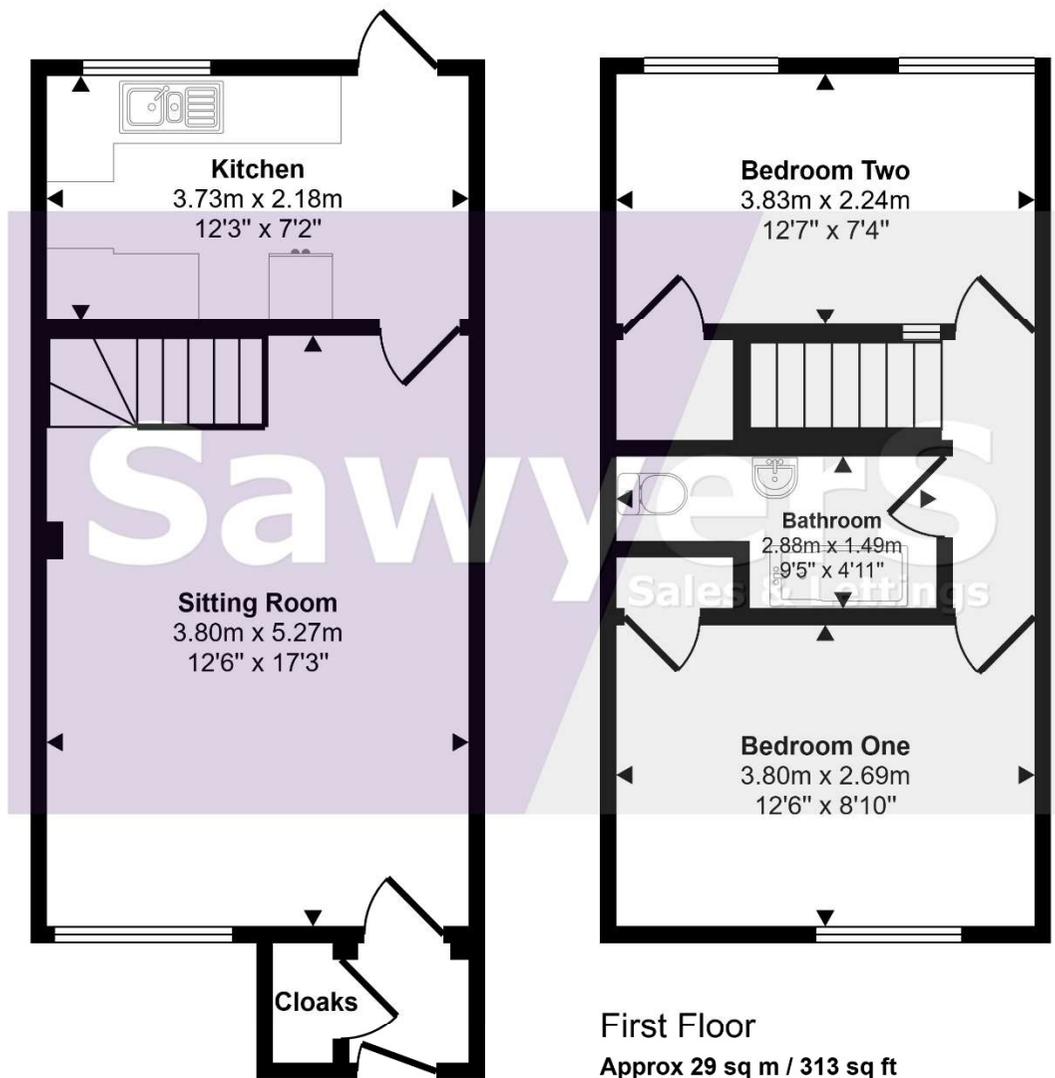
## *Anti-Money Laundering (AML)*

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 of £24 inclusive of vat will be charged for each individual AML check conducted.

## *Selling Agent*

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751647  
info@sawyersestateagents.co.uk



**Ground Floor**  
Approx 31 sq m / 331 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(56-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

