



IVY COTTAGE · FRANCE LYNCH · STROUD

IVY COTTAGE LYNCH ROAD
FRANCE LYNCH
STROUD
GL6 8LT

Offered to the market chain free. A charming and characterful Cotswold stone cottage with versatile accommodation, sunny wraparound gardens, garage and parking, set in the highly desirable village of France Lynch, with plenty of potential to renovate.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £500,000

FEATURES

- Detached Cotswold Stone Cottage
- Chain Free
- Three Double Bedrooms
- Generous Gardens
- Detached Garage
- Off-Road Parking
- Character Features Throughout
- Renovation Project
- Separate Store Room



DESCRIPTION

Offered to the market chain free, Ivy Cottage is a charming Cotswold stone cottage occupying an enviable position within the sought-after village of France Lynch. With lots of potential and full of character, the property offers generous and versatile accommodation arranged over three floors.

The ground floor opens into a spacious entrance hall/dining room, creating a welcoming first impression and an ideal space for entertaining. The impressive sitting room enjoys a dual aspect, allowing for an abundance of natural light, and features an attractive fireplace alongside a wealth of characterful details. To the rear, the well-proportioned kitchen overlooks a delightful green aspect and is complemented by a convenient downstairs WC.

On the first floor are two excellent double bedrooms, including a particularly attractive principal bedroom with dual aspect windows enjoying views over the gardens. A family shower room also serves this floor.

The second floor provides a useful attic room, ideal as a home office, hobby room or playroom, in addition to a further generous double bedroom.

Externally, the property benefits from a detached single garage and off-road parking for one vehicle. The wraparound gardens are a real feature of the home, enjoying a sunny aspect with mature shrubs, established planting and excellent potential for further landscaping or outdoor entertaining. There is also a Cotswold stone built store room in the garden perfect for storage or potential to be converted to home office.





DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Cirencester on the A419. On reaching Chalford, turn left up The Old Neighbourhood immediately after St Marys Church. At the next cross roads turn right into Abnash. Keeping to the left at the next junction continue to the next crossroads. Turn right towards Chalford village. Take the left turn into Brantwood Road, Go straight over the next junction into Keeble Road. Follow this road, keeping to the left and Ivy Cottage can be found along the road on the right hand side.

LOCATION

France lynch is a lovely Cotswold village situated high up on the south facing Chalford Valley, and is home to a village green and spacious park. The adjoining village of Chalford has a strong sense of community with a good selection of local amenities including a popular community shop on Chalford bottom High Street, the cafe and a hairdressing salon. For sporting enthusiasts there is a Sports and Social Club hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest. The village is well-placed for wonderful country walks.

The market towns of Stroud and Cirencester are both within easy reach, offering a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award winning Saturday Farmers Market.

One of the key draws to the area is the excellent choice of schools. Chalford has a popular primary school and Thomas Keble Secondary School is within a five minute drive. There are also sought after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham plus a good selection of schools in the private sector; Beaudesert Park in Minchinhampton is within easy reach, as is Wycliffe in Stonehouse, as well as several popular schools in Cheltenham. Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.



Ivy Cottage, France Lynch, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	105 sq metres / 1130 sq feet
Attic Rooms	34 sq metres / 366 sq feet
Garage	14 sq metres / 151 sq feet
Store	8 sq metres / 86 sq feet

Total	161 sq metres / 1733 sq feet
(Includes Limited Use Area)	20 sq metres / 215 sq feet)

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Job No SP4075

This plan is for identification and guidance purposes only.

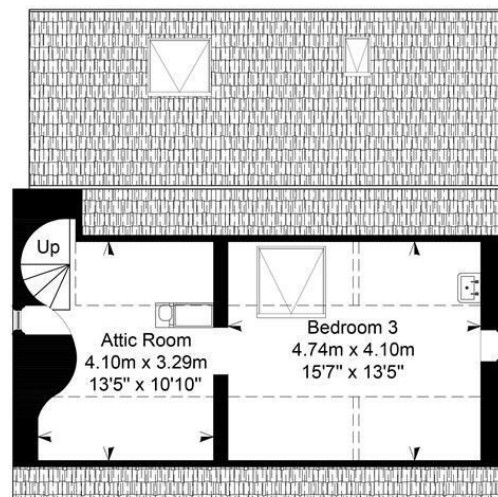
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

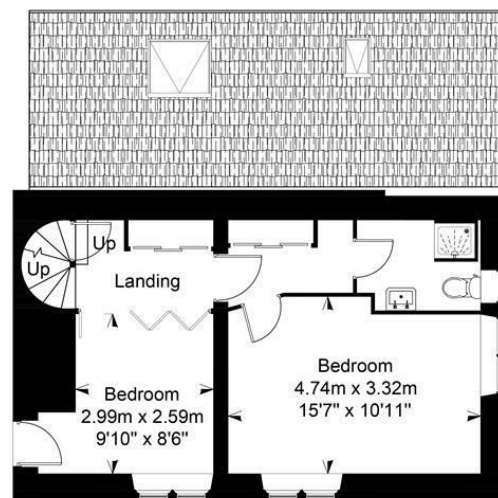
Outbuildings

Not Shown In Actual Location Or Orientation

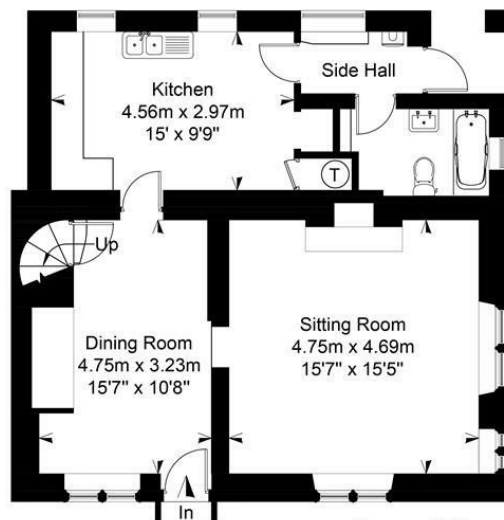


--- = Limited Use Area

Second Floor



First Floor



Ground Floor

SUBJECT TO CONTRACT

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MURRAYS

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3 High Street, Minchinhampton GL6 9BN

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0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Mains gas, water and electricity all connected to the property. Gas CH. Septic Tank sewerage. Stroud District Council Tax Band D (£2449.56 2026/27). Ofcom Checker: Broadband - Standard 3mbps, Superfast 46mbps. Mobile Coverage - EE/Vodafone/O2/3 all good.

For more information or to book a viewing
please call our Stroud office on 01453 755552