



8 Down View, Chalford, Stroud,  
Gloucestershire, GL6 8NB  
Price £395,000

**SawyerS**  
Sales & Lettings

## 8 Down View, Chalford Hill, Stroud, Gloucestershire, GL6 8NB

**A beautifully presented and tastefully extended two/three bedroom detached bungalow set within this choice corner plot position in Chalford. Stylish kitchen/dining area opening to the sitting room, generous landscaped gardens and ample off road parking. Internal viewing highly recommended.**

**Sawyers Estate Agents** are delighted to bring to the market this well presented and tastefully extended two/three bedroom detached bungalow located in this lovely elevated setting within this choice corner position in Chalford. The bungalow stands back from the road on a generous plot and is approached via a gravel driveway which in turn provides ample off road parking for several vehicles. The well proportioned and adaptable accommodation briefly consists, entrance hall, sitting room, stylish kitchen/dining room, two bedrooms, study/bedroom three and bathroom. Outside you will find the landscaped and level front and rear gardens which are mainly laid to lawn with well stocked shrub borders along with pleasant seating areas.

**Amenities:** The idyllic village of Chalford is located within the Golden Valley, with many cottages, orienting from the former woollen industry located both within the valley and climbing up the side of the hill. There are basic grocery shops, Post Office, Public Houses, Primary Schools and a Secondary school within the neighbouring village.

Nearby Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

### Entrance Hall

Double glazed door to front with double glazed side panel, recessed down lighting and fitted storage.

### Study/Bedroom Three

Double glazed window to side, recessed down lighting and radiator.

### Inner Hall

Access to loft. Useful walk in store cupboard.

### Sitting Room 3.91m (12'10") x 3.29m (10'10")

Opening to the dining area, recessed down lighting, television point and radiator.

### Kitchen/Dining Room 5.92m (19'5") x 3.63m (11'11")

Double glazed French doors to rear, double glazed door to rear, double glazed windows to both sides. Modern and stylish range of fitted wall and base units complemented with contrasting block edged works surfaces, stainless steel single drainer sink unit with mixer tap, tiled splash backs, fitted five ring gas hob with filter hood over, built in double oven, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer.

### Bedroom One 4.5m (14'9") x 3.38m (11'1")

Double glazed window to front, recessed down lighting, fitted double wardrobes with storage over, radiator and television point.

### Bedroom Two 3.02m (9'11") x 2.74m (9'0")

Double glazed window to side. Radiator.

### Bathroom

Double glazed window to side. Extractor. Suite consisting bath with 'Hydro' shower over, low level WC and pedestal wash hand basin. Part tiled walls and heated towel rail.

### Outside

#### Front

Approached via the gravel driveway which in turn provides ample off road parking for several vehicles. Gates side access to rear. The garden is mainly laid to lawn with well stocked shrub and small tree borders.

#### Rear

Generous, enclosed and level landscaped garden being mainly laid to lawn with two seating areas. Outside lighting, well stocked flower and shrub borders, fruit trees, space for garden shed and space for storage unit.

### Selling Agent

Sawyers Estate Agents  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

### Local Authority

Stroud District Council - Band C

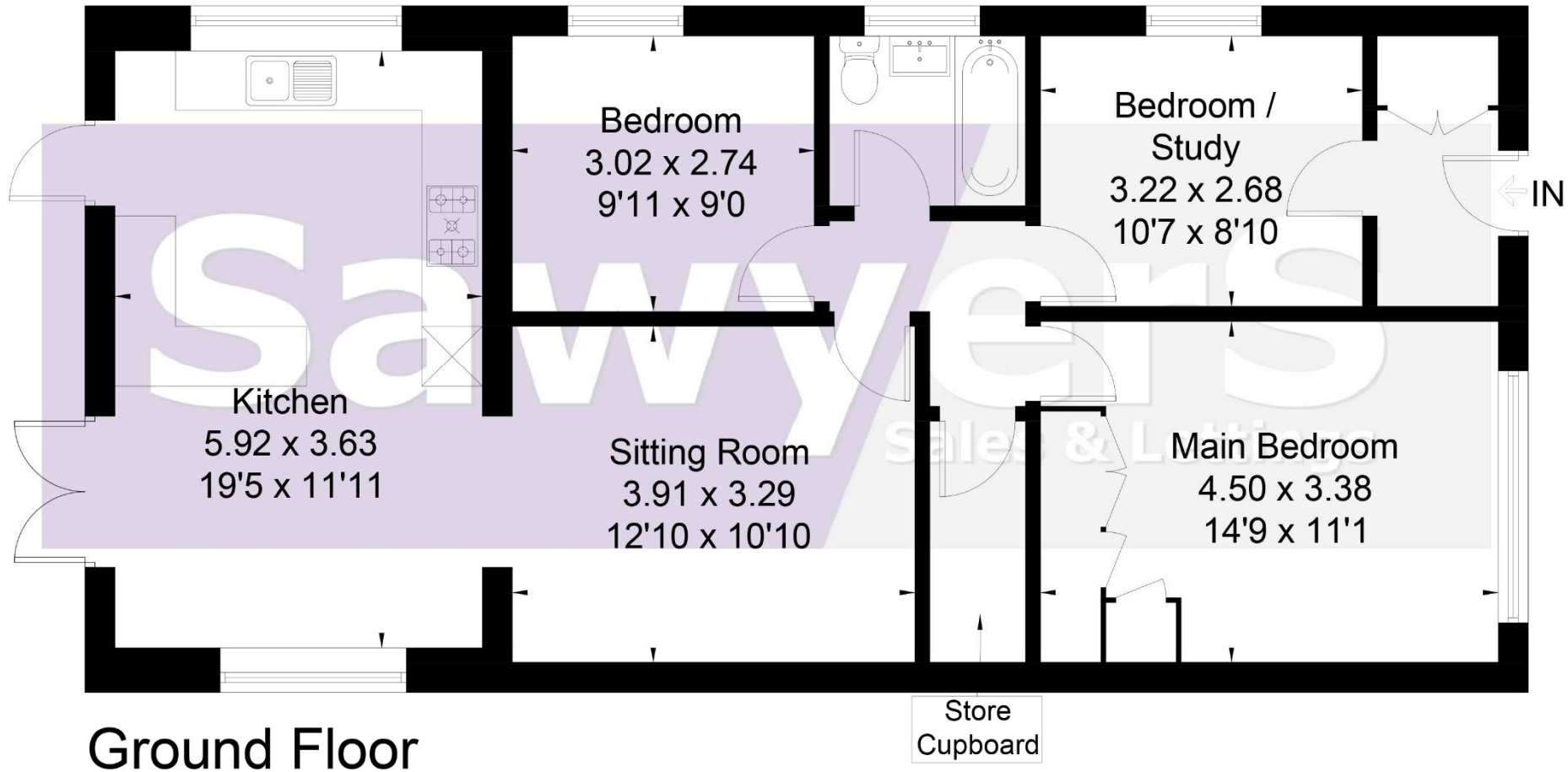
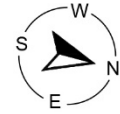
### Directions

For SAT NAV use: GL6 8NB

From Stroud take the A419 towards heading towards Cirencester. Upon reaching Chalford turn left at the Church, up the "Old Neighbourhood". Turn right onto Abnash and continue straight over at crossroads along "Midway". At the junction turn left up Burcombe Way. Turn left into Tylers Way and then right into Down View. The property will be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(84-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Floor Area = 84.7 sq m / 912 sq ft



## Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78174

**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.

