

TROVEMORE CHALFORD HILL



WHITAKER
SEAGER



TROVEMORE, STONY RIDING, CHALFORD HILL, GL6 8ED

A DETACHED 3 BEDROOM, MODERN HOME IN
NEED OF COMPLETE RENOVATION, WITH
GARDEN AND PARKING.

The property

Positioned near the entrance of the Stony Riding development, lies this detached, modern three-bedroom home in need of complete renovation, to include a complete re-wire and a new central heating system. The house enjoys a desirable Cotswold village setting within easy reach of local amenities, including the local primary school, Puddleducks Nursery, the village pub and cafe. This much-loved family property offers well-proportioned rooms across two floors and would now benefit from a full overhaul. Approached via a front courtyard, the main entrance opens into a reception hall with stairs to the first floor and access to the main living areas. To the rear, the sitting room features patio doors overlooking the garden, while a formal dining room sits at the front of the house. The kitchen/breakfast room, also to the rear, includes a side stable door providing external access. A cloakroom is also located on the ground floor. Upstairs, there are three bedrooms, two of which

enjoy elevated views across neighbouring rooftops to the wooded valley beyond. With its balanced layout, established setting, and clear potential for transformation, Trovmore presents an excellent opportunity for those looking to create a bespoke home.

PROPERTY INFORMATION:

Please note that the current oil fired central heating system has not been used for over 10 years and is believed not to be in working order. The property is not registered at land registry, the new owner and their solicitor will be required to effect first registration. An electrical report is available upon request. The oil tank lies to the side of the house.

EPC TO FOLLOW.

Ofcom - Superfast broadband available - Good outdoor mobile coverage with EE, O2, Three & Vodafone. Variable indoor coverage with O2 & EE
Parking on drive.





Guide price
£400,000

- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Kitchen breakfast room
- Family bathroom
- Front courtyard and rear garden with outside store
- Parking for up to one car
- Mains drainage

WITHIN EASY REACH...

Stroud - 4.1 miles

Kemble Railway Station - 9.4 miles

Cirencester - 11 miles

Cheltenham - 16 miles

Gloucester - 14 miles

Bath - 31 miles

Outside

A gated courtyard lies to the front of the house, along with a parking space for one car, currently sheltered by a pergola. In addition, a triangular piece of ground, included within the title, sits nearby and is home to a mature tree. The main garden is located at the rear of the house and, like the property itself, would now benefit from attention and landscaping to make the most of the outdoor space. A door from the garden provides access to an external store. Please note the garden shed is in a poor state of repair and will likely need to be taken down. The rain water from the shed drains onto the neighbours land, this has only been a friendly agreement with the previous owner only.

Situation

Positioned between the centres of Stroud and Cirencester, Chalford is a charming village known for its winding lanes and quaint corners dotted with traditional Cotswold stone homes, offering an abundance of beautiful countryside walks right on the doorstep. Encircled by the picturesque Cotswold landscape, the area combines rural charm with convenient amenities, including the highly reputed Chalford Hill Primary School, Puddleducks Pre-School, a community-run shop, and the popular Pudney Pie Cafe and Lavender Bakehouse. The village and its adjoining communities provide a range of additional facilities such as further primary schools, Thomas Keble Secondary School, and a selection of welcoming village pubs, including an old neighbourhood pub that remains a cherished local institution, offering a cosy atmosphere and a strong sense of community. Within a mile or less, residents also benefit from access to Tesco Express, Frithwood Doctors Surgery, and Eastcombe Stores, while the nearby market towns of Stroud and Cirencester offer a wider range of amenities including independent, state, and grammar schools. The area is well connected, with scenic routes leading to Cheltenham and Gloucester, and mainline railway stations at Stroud and Kemble, both offering direct services to London Paddington.



Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft

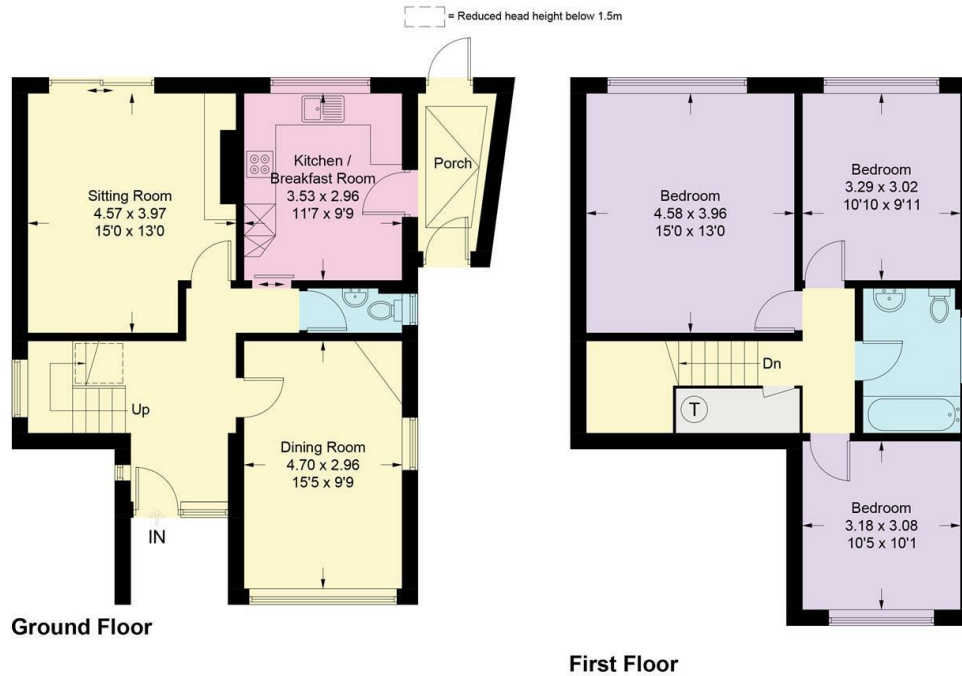


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242671)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8ED

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 Tax Band E and EPC rating

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.

