

31 GERALDS WAY
CHALFORD



WHITAKER
SEAGER



31 GERALDS WAY, CHALFORD, STROUD, GL6 8FJ

A DETACHED 4 BEDROOM FAMILY HOME,
BOASTING 3 SHOWER ROOMS AND AN OPEN-
PLAN KITCHEN/DINING ROOM WITH BIFOLD
DOORS TO THE GARDEN.

The property

Occupying a sought-after position, this deceptively spacious detached home has been thoughtfully extended and significantly improved by the current owners to create a versatile home, ideally suited to modern family living. Conveniently located, the property is within easy reach of a wide range of amenities, including primary and secondary schools, a doctor's surgery and Tesco Express. The main entrance is positioned to the side of the house and opens into a welcoming hallway with a cloakroom, staircase to the first floor and doors leading to the principal reception rooms. To the front, the sitting room is a comfortable space with windows to two elevations, centred around a contemporary bioethanol fireplace. Open plan to the sitting room is a study area, currently arranged as a home bar, providing a flexible space to suit a variety of needs. Spanning the rear of the house, the stylish kitchen and dining room form the heart of the home. The

kitchen is fitted with a comprehensive range of sleek wall and base units, complemented by a breakfast bar, double fan oven, induction hob, integrated dishwasher and washing machine. There is space for an American style fridge freezer. Under-cabinet lighting enhances the contemporary finish, while the triple-aspect dining area enjoys an abundance of natural light, with bi-fold doors opening onto the rear garden, patio and sheltered barbecue area, creating an excellent space for entertaining. Karndean flooring flows throughout the ground floor. The first floor offers three bedrooms, all benefitting from built-in wardrobes. The contemporary family shower room features a large walk-in shower and vanity storage, while bedroom two enjoys the advantage of its own recently fitted en-suite shower room. A staircase continues to the converted loft, where the impressive principal bedroom suite occupies the top floor. Roof lights to both the front and rear provide rooftop views across the surrounding area, while an en-suite completes this





Offers in excess of £495,000

- Hall & cloakroom
- Sitting room opening into study area
- Contemporary kitchen opening into dining area with bi-fold doors
- 4 bedrooms, all with built-in storage
- 2 ensuite shower rooms and a family shower room
- Parking for up to 2 cars
- Enclosed rear and side garden with double glazed garden room
- Gas central heating, mains drainage
- Ofcom - Good outdoor mobile coverage, variable indoor with EE & O2- Ultrafast broadband
- The development is subject to covenants

WITHIN EASY REACH...

Tesco & Frithwood Doctors surgery - 0.2 of a mile

Stroud - 4.7 miles

Kemble Railway Station - 8.8 miles

Cirencester - 10 miles

Cheltenham - 15 miles

Bath - 32 miles

Bristol - 34 miles

Outside

The property is first accessed by a shared private driveway, part of which falls within the title of 31 Gerald's Way. To the front of the property, a driveway provides parking for two vehicles. A gated side path leads to the secure rear and side gardens, making them ideal for young children and pets. Designed with ease of maintenance in mind, the rear garden has been attractively landscaped with paving and gravel, although there is scope to introduce a lawn if desired. A generous paved terrace wraps around the dining room, providing an excellent space for outdoor dining and entertaining, while a covered barbecue area sits on the edge of patio. Adjoining the house is a glazed front and back storage area, with doors to both sides. The rear store is currently utilised as a utility space for a condensing tumble dryer and additional fridge freezer. Beyond the terrace, a gravelled garden is framed by colourful, well-stocked flower borders, creating an attractive backdrop. Steps from the side path lead down to a further area of garden, home to raised vegetable beds and a double-glazed garden room/studio. Set on its own decked terrace with space for additional seating, it provides a great spot to relax or work from home. Equipped with light and power, this versatile outbuilding is equally suited as a home office, hobby room or additional storage. Agents note - the property is part responsible for the maintenance of the shared private driveway.

Situation

Gerald's Way is situated within the highly sought-after Manor Farm development, located on the edge of Chalford and Bussage. Its proximity to a range of local amenities makes this an appealing location for a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, Tesco Metro, Boots Pharmacy, and Frithwood Doctors Surgery. For more comprehensive amenities, the market towns of Stroud (approximately 5 miles to the west) and Cirencester (approximately 10 miles to the east) offer a wider range of shopping, leisure facilities, and schooling, including Stroud High School and Marling Grammar School. Situated at the meeting point of the Five Valleys, Stroud and its surrounding villages provide an abundance of picturesque countryside walks. Scenic routes also give access to the centres of Cheltenham and Gloucester, while mainline railway stations at Stroud (approximately 5 miles) and Kemble (approximately 10 miles) offer direct services to London Paddington.



Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft
 Outbuilding = 15.0 sq m / 161 sq ft
 Total = 149.2 sq m / 1605 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320193)

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

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8FJ

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. Council Tax Band D and EPC rating C

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.

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