

TAPANUI

Chalford, Stroud, Gloucestershire



MOORE ALLEN
& INNOCENT

TAPANUI

Cowcombe Lane
Chalford, Stroud
Gloucestershire
GL6 8HR

Occupying a commanding position with views over its paddocks and Chalford Hill lies this detached four bedroomed bungalow. Offered with no-onward sale.

- Detached bungalow
- Two reception rooms
- Four bedrooms
- Reconstituted stone construction
- Great scope
- Grounds in all 4.733 acres (1.915 ha)
- In all GIFA 1,973sq ft (183 sq m)
- No onward sale

Offers are invited
for the Freehold
in the region of £785,000



LOCATION

Cowcombe Lane lies about six miles to the east of Stroud and about eight miles to the west of Cirencester. Just two miles to the west lies the charming town of Minchinhampton where a selection of day-to-day amenities are on offer.

PROPERTY INFORMATION

Tapanui commands a semi-rural location set in grounds of approximately 4.7 acres. This spacious detached bungalow has been traditionally constructed of reconstituted stone elevations set beneath a pitched interlapping tiled roof. The property would now benefit from modernisation and subject to the usual consents offers considerable scope for development.

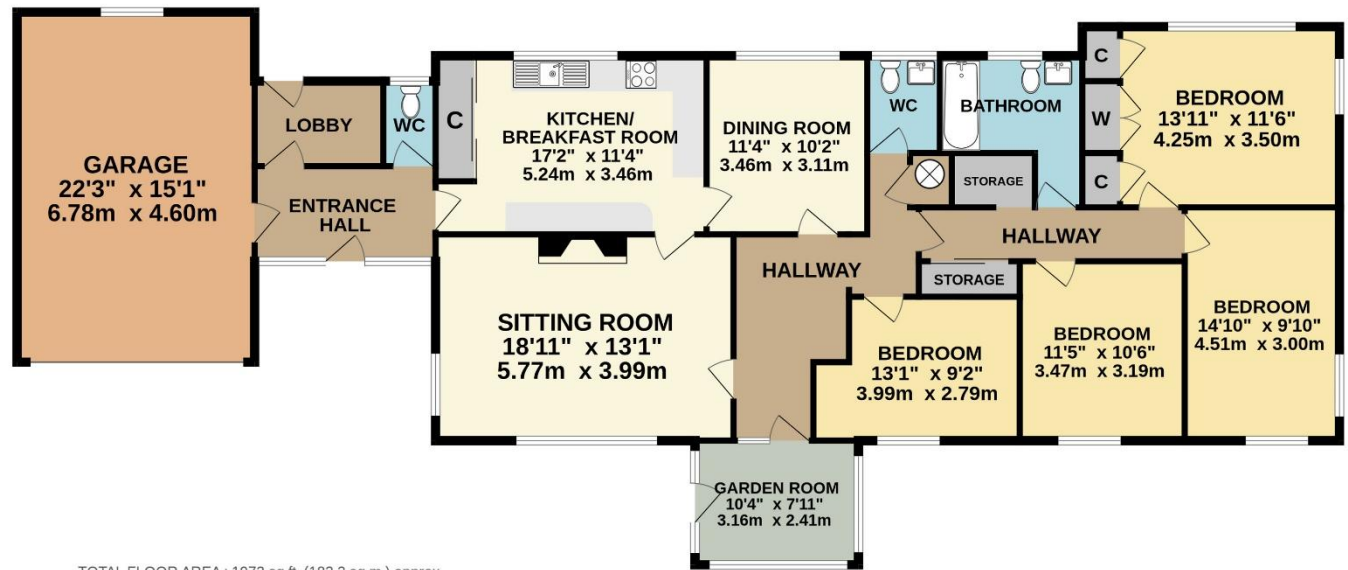
The layout currently provides entrance porch that is currently used as a conservatory, front door leads into the hallway with access to both reception rooms and all bedrooms. The sitting room is flooded with light from two large windows, central chimney breast with fireplace. The kitchen boasts its original fittings, retro-Formica units. Ample space for breakfast dining and adjoining dining room with servery hatch. There are four well-proportioned bedrooms, bathroom and separate cloakroom. The property further encompasses a large double garage, side entrance lobby, cloakroom and store.

Approached over a lengthy driveway, the property is privately situated off the highway with extensive gardens, bound by dry stone walling and laid mostly to lawn. The paddocks incorporate some fine broadleaf trees.

Tapanui occupies a stunning location within this favourable part of the Cotswolds. The property offers the ability to improve, and potential to extend, set within sizeable grounds and commanding wonderful far-reaching views. The property is offered with no onward chain. An internal inspection is highly recommended.

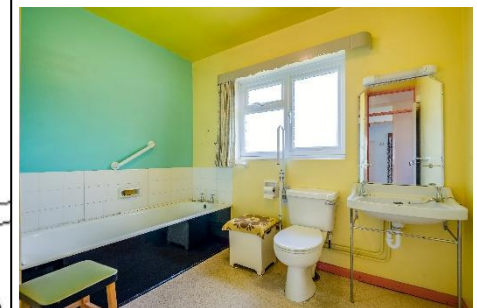
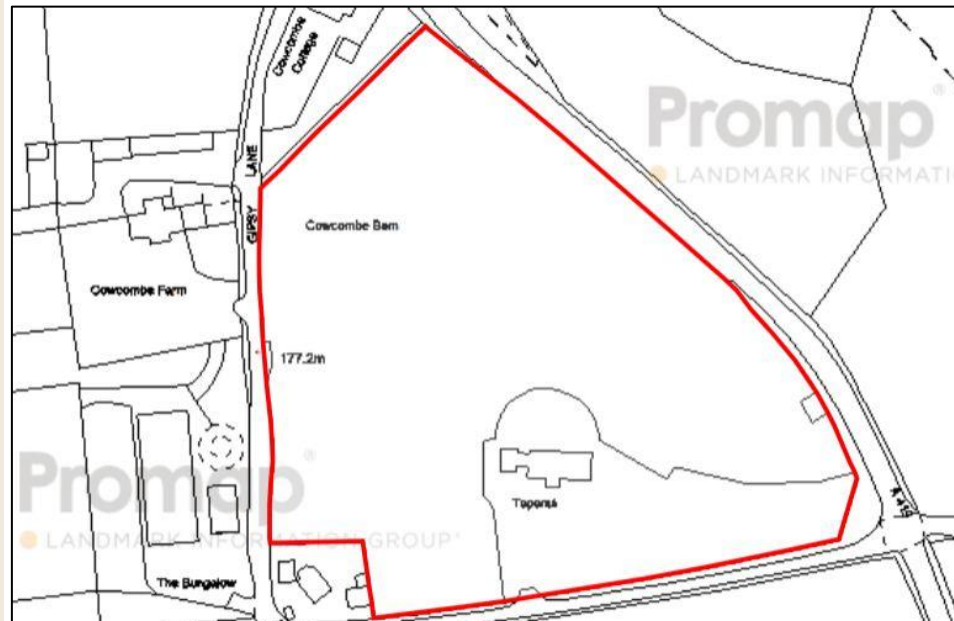
MAIN FLOOR

1973 sq.ft. (183.3 sq.m.) approx.



TOTAL FLOOR AREA : 1973 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Tapanui is freehold offering vacant possession upon completion. It is connected to mains electricity and water, private drainage supply. Electric underfloor heating. Broadband & Mobile signal checker via www.ofcom.org.uk.

Energy Performance Certificate Band E (47).
Council Tax Band 'C' charges for 2026/27
£2,177.38. Stroud District Council 01453
766321

DIRECTIONS

Proceed west from Cirencester on the A419 signpost to Stroud. After about 8 miles and on approaching the roundabout next to Aston Down Aerodrome, turn right then first left into a small lane and the property will be seen on your right.

AGENTS NOTE

On exiting, leave the driveway right, then left at Gypsey Lane, leading onto the Minchinhampton Road.



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DISCLAIMER

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