



**Frocester Hill, Frocester GL10 3TP**  
**£299,950**





## Frocester Hill, Frocester GL10 3TP

• Mid-terrace barn conversion • Two sizeable bedrooms • Enclosed rear garden with rear access and views • Two off road parking spaces with additional visitors spaces available • Far reaching views of local countryside • Chain free • Service charge of £1,000.00 paid 1st January annually to Hill Farm Barns Management Company • Freehold • Council tax band B (£1,757.22) • EPC rating D61



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

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### Entrance Hall

Wooden door to entrance hall and wooden double-glazed window to front elevation. Access to open plan living space, cloakroom, storage cupboard and stairs rising to the first floor. Radiator.

### Open Plan Living Space

Two wooden double-glazed windows to front elevation and wooden door to rear garden with double-glazed window to the side. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with drainer and mixer tap, four ring electric hob with extractor fan over and oven. Space for fridge/freezer and washing machine. Radiator.

### Cloakroom

Low-level WC and wash hand basin. Heated towel rail.

### Bedroom One

Two double-glazed Velux windows. Airing cupboard. Radiator.

### Bedroom Two

Double-glazed Velux window. Storage cupboard. Radiator.

### Bathroom

Double-glazed Velux window. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

### Outside

The property has space for one vehicle to the front and one allocated space within the communal car park. The rear garden is fully enclosed with rear access, there is a patio space along with a gravelled area which houses a flower bed.

### Location

The small village of Frocester is located below the Cotswold escarpment and is situated approximately 4 miles West of Stroud. Within the village there is The George Inn public house, cricket club and is well known for its annual beer festival. Stonehouse town is approximately 2 miles away with many local amenities to include a Co op with post office, several shops and a local pub. Stonehouse train station has a mainline to London Paddington. Junction 13 of the M5 motorway is approximately 3 miles, providing easy access to Gloucester, Bristol and Cheltenham.

### Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,757.22 (2025/26).

Service Charge: service charge of £1,000.00 paid 1st January annually to Hill Farm Barns Management Company.

Electricity supply: mains.

Water supply: private well servicing all 9 properties on the development.

Sewerage: septic tank servicing all 9 properties on the development.

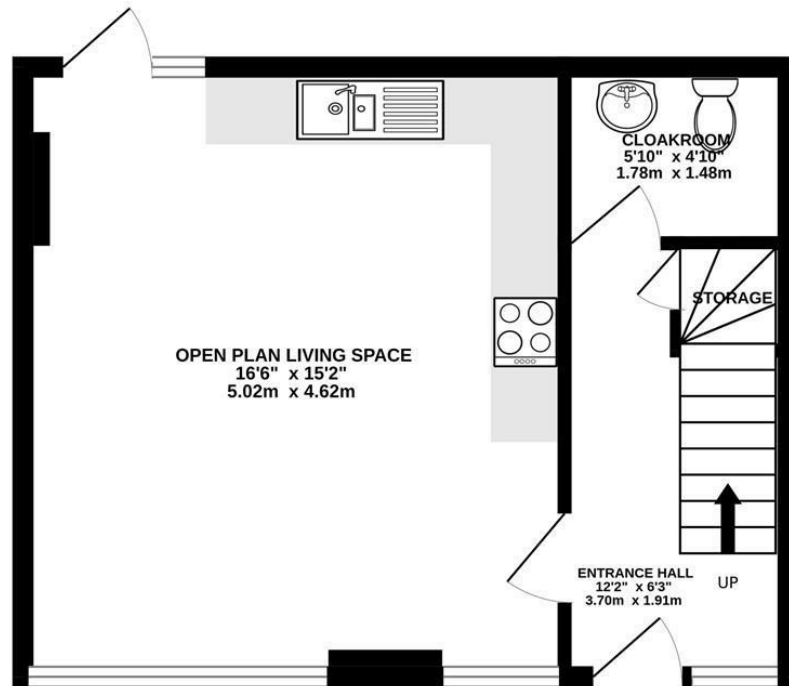
Heating: electric.

Broadband speed: 8 Mbps (basic), 80 Mbps (superfast) and 1000 Mbps (ultrafast).

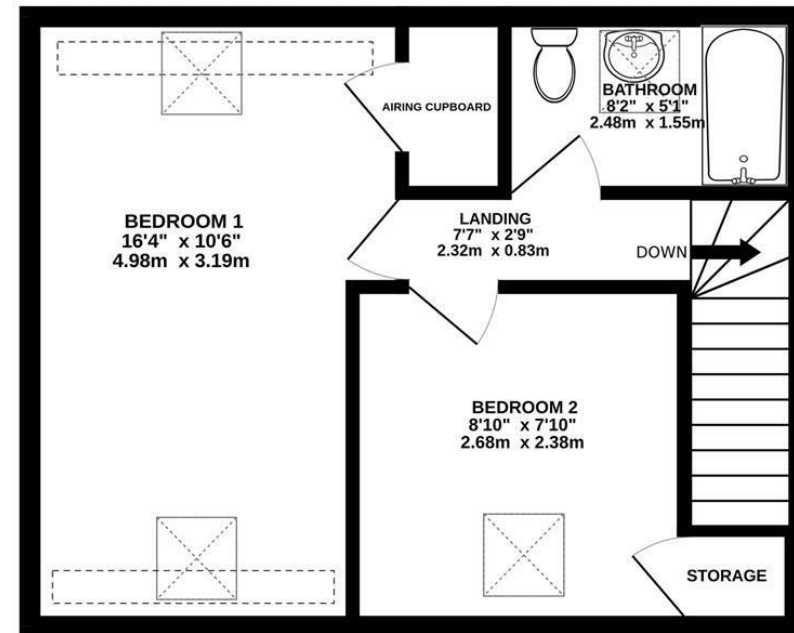
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



**GROUND FLOOR**  
363 sq.ft. (33.7 sq.m.) approx.



**1ST FLOOR**  
366 sq.ft. (34.0 sq.m.) approx.



**TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

