



**Frocester Hill, Frocester GL10 3TP**  
**£399,950**





## Frocester Hill, Frocester GL10 3TP

• Detached barn conversion with character features • Two sizeable bedrooms • Garden mostly laid to lawn with views and a patio space • Off-road parking for two cars • Far reaching views of local countryside externally and internally • Chain free • Service charge of £1,000.00 paid 1st January annually to Hill Farm Barns Management Company • Freehold • Council tax band C (£2,008.25) • EPC rating E41



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

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www.naylorpowell.com

**£399,950**

### Entrance Hall

Wooden door to entrance hall. Access to accommodation and storage cupboard. Heater.

### Open Plan Living Space

Three wooden double-glazed windows to front, side and rear elevation and wooden double-glazed French doors to front. Range of wall and base units with appliances to include stainless steel sink with mixer tap and drainer, four ring electric hob, oven, integrated dishwasher and fridge. Space for a washing machine. Two heaters.

### Bedroom One

Two wooden double-glazed windows to front and side elevation. Heater

### Bedroom Two

Wooden double-glazed window to front elevation. Heater

### Shower Room

Low-level WC, wash hand basin and walk in shower. Heater.

### Outside

The property has one allocated parking space to the side of the property and one allocated space within the communal car park. The garden is fully mostly laid to lawn with an additional patio space and gravelled area. There are far reaching views toward local countryside.

### 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: C.

Local authority and rates: Stroud District Council - £2,008.25 (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.

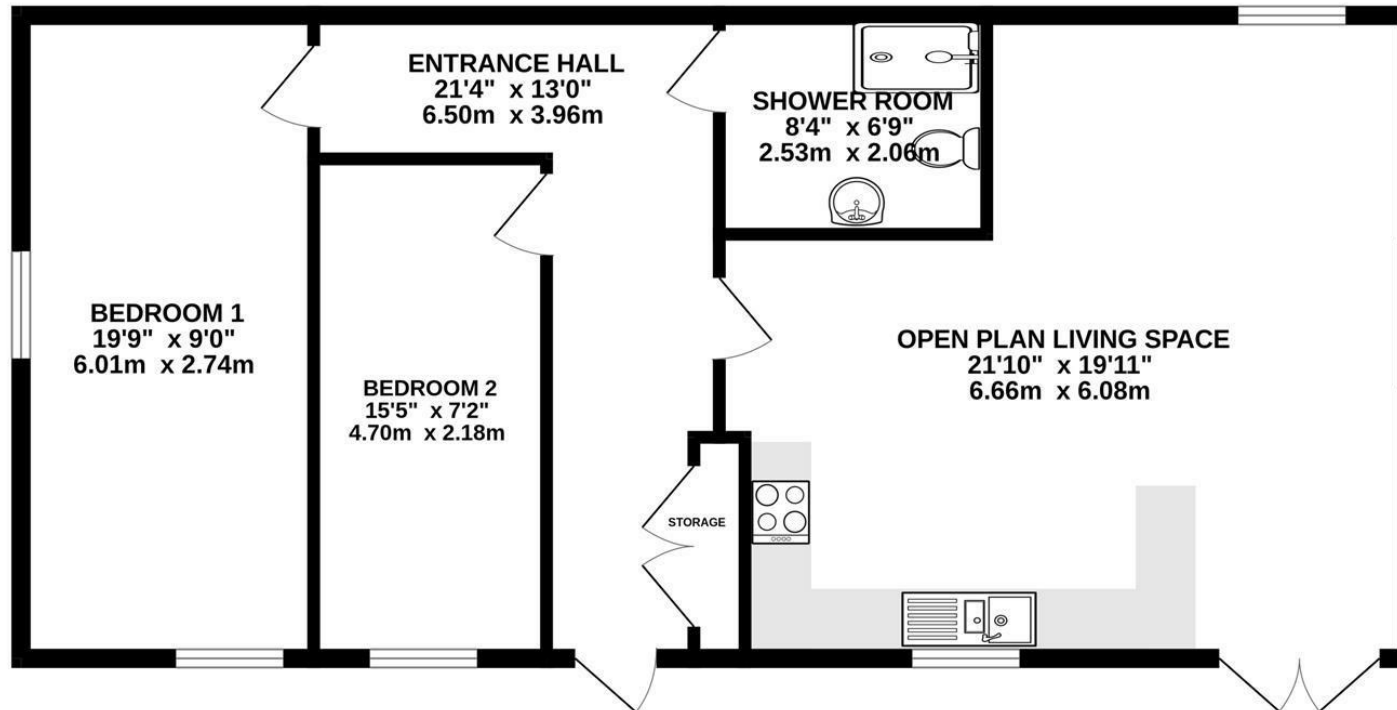
Heating: electric.

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  
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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