



**Frocester Hill, Frocester GL10 3TP**  
**£285,000**





## Frocester Hill, Frocester GL10 3TP

• Detached barn conversion with open plan living space • One double bedroom • Garden backing on to fields often housing sheep • Two off road parking spaces with additional visitors spaces available • Far reaching views of surrounding 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 E47



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

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www.naylorpowell.com

**£285,000**

### Entrance Hall

Wooden door to entrance hall. Access to all accommodation. Storage cupboard. Heater.

### Open Plan Living Space

Two wooden double-glazed windows to front elevation and wooden double-glazed French doors. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, four ring electric hob and oven. Space for washing machine and fridge/freezer. Heater.

### Bedroom

Two wooden double-glazed windows to front elevation. Wardrobe and storage cupboard. Heater.

### Shower Room

Velux window to rear elevation. Low-level WC, wash hand basin and walk in shower.

### Outside

There is one allocated parking space to the side of the property and one allocated space within the communal car park. The garden is mostly laid to lawn with a patio area, there are beautiful views across the 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: 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).

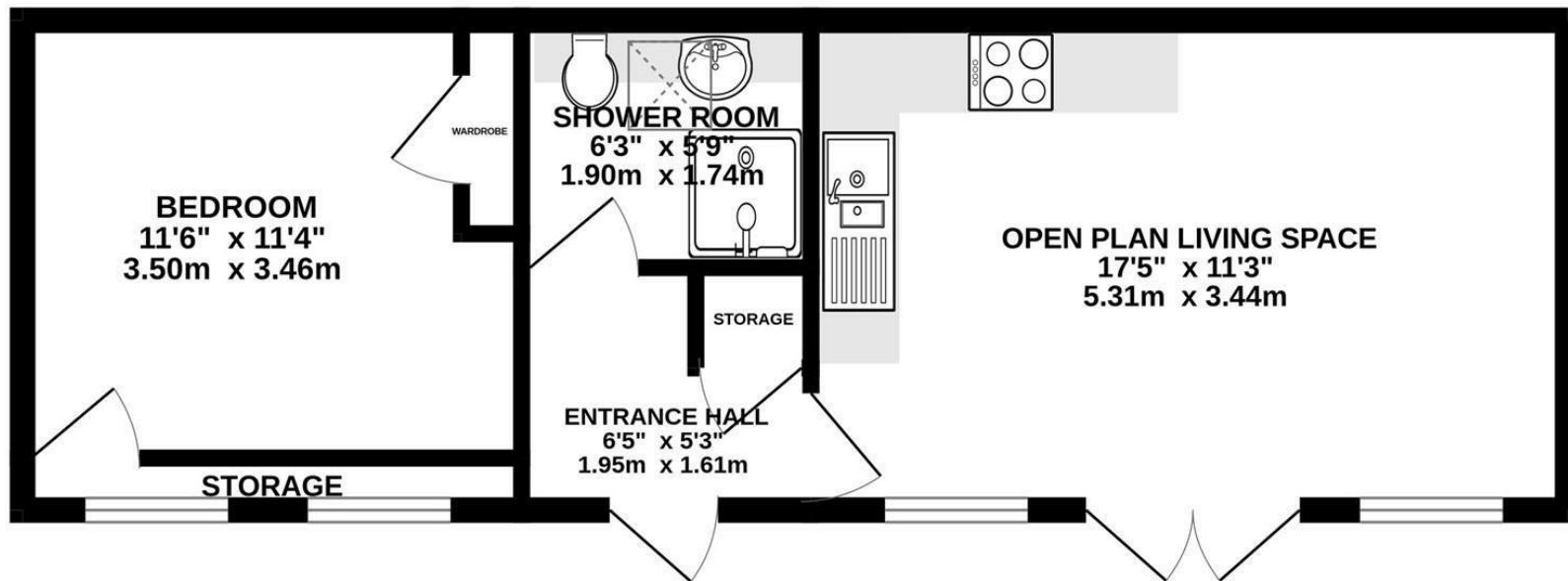
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).

### Agents Note

The septic tank that services the nine properties is located in the garden. Access is required for this.



## GROUND FLOOR 401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 401 sq.ft. (37.3 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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