

# TY NA ROSA

FRANCE LYNCH  
GLOUCESTERSHIRE





LOVELY WELL PRESENTED CONTEMPORY STYLE PROPERTY IN THE HEART OF POPULAR COTSWOLD VILLAGE WITH FAR REACHING COUNTRY VIEWS.

Entrance Hall, Sitting room, open plan Kitchen/Dining room, Study area, Cloakroom/Utility, 4 Bedrooms, 3 Bathrooms, Store, off road Parking and Gardens.

GUIDE PRICE £850,000

DESCRIPTION

Welcome to this stunning detached family home located in the picturesque village of France Lynch, Stroud. This modern property boasts four bedrooms and three bathrooms, providing ample space for a growing family. As you step inside, you are greeted by a well-proportioned layout that includes a sitting room and imaginative open-plan living spaces. The abundance of natural light that floods through the property creates a warm and inviting atmosphere, perfect for both relaxing with family and entertaining guests. One of the standout features of this home is the impressive far-reaching view that can be enjoyed from various rooms. Imagine waking up to panoramic vistas every morning or unwinding in the evening with a glass of wine while taking in the scenic beauty that surrounds you.

For those who appreciate outdoor living, the south-facing garden is a true gem. Whether you're looking to soak up the sun, enjoy al fresco dining, or simply relax in a tranquil setting, this garden offers the perfect space to do so. In addition, the property provides parking with an electric vehicle point ensuring convenience for you and your guests. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Cirencester on the A419. On reaching Chalford, turn left up The Old Neighbourhood immediately after St Marys Church. At the next cross roads turn right into Abnash. Keeping to the left at the next junction continue to the next crossroads. Turn right towards Chalford village. Take the left turn into Brantwood Road, Go straight over the next junction into Keeble Road. Follow this road, keeping to the left and Ty Na Rosa can be found on the left hand side.

LOCATION

France Lynch is a lovely Cotswold village situated high up on the south facing Chalford Valley, and is home to the Kings Head pub, a village green and spacious park. The adjoining village of Chalford has a strong sense of community with a good selection of local amenities including a popular community shop on Chalford bottom High Street, the Boho cafe and a hairdressing salon. For sporting enthusiasts there is a Sports and Social Club hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest. The village is well-placed for wonderful country walks.

The market towns of Stroud and Cirencester are both within easy reach, offering a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award winning Saturday Farmers Market.

One of the key draws to the area is the excellent choice of schools. Chalford has a popular primary school and Thomas Keble Secondary School is within a five minute drive. There are also sought after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham plus a good selection of schools in the private sector; Beaudesert Park in Minchinhampton is within easy reach, as is Wycliffe in Stonehouse, as well as several popular schools in Cheltenham. Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.

TENURE	Freehold
EPC	EER: Current 74 / Potential 81
SERVICES	All mains services are believed to be connected to the property, gas central heating. Stroud District Council Tax Band D £2,230.7 2024/25. Broadband - Standard 4 Mbps, Superfast 54 Mbps. Mobile Coverage - O2, Vodafone, Three, EE all likely.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

**AGENTS' NOTE: (OFFERS)** *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

**IMPORTANT NOTICE:** *Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*







**Ty Na Rosa, Sturmyes Road, France Lynch, Gloucestershire**

Approximate IPMS2 Floor Area

House

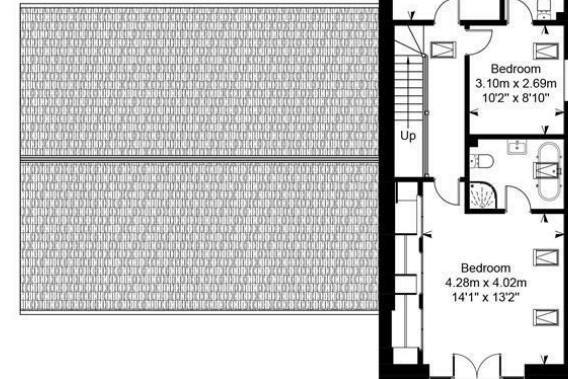
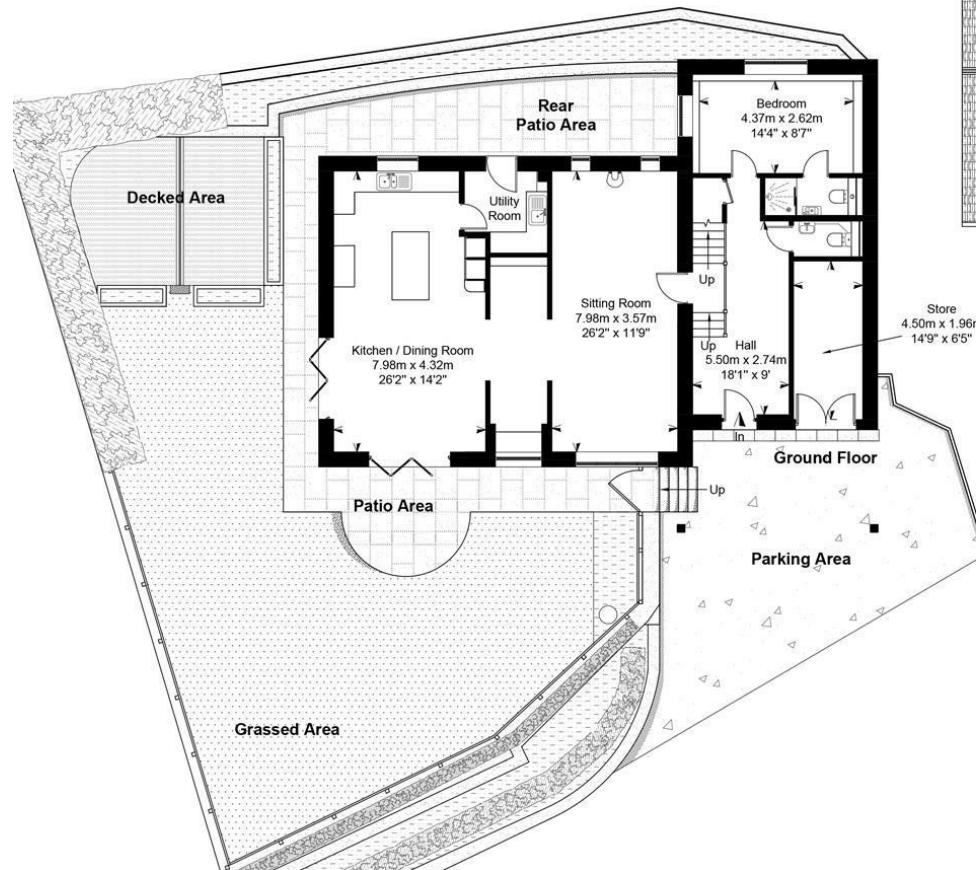
180 sq metres / 1937 sq feet

Store

8 sq metres / 86 sq feet

Total

188 sq metres / 2023 sq feet



**First Floor**



Simply Plans Ltd © 2024  
07890 327 241  
Job No SP3550

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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