

# Perry Bishop

PROPERTY MADE PERSONAL

Chestnut Hill, Nailsworth, Stroud, Gloucestershire, GL6 0RA



Character residence • Grade II Listed • Spacious apartment • Two parking spaces • Far reaching countryside views • Close to amenities • EPC Grade II Listed





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shower to the bath.

There is a store cupboard and to the outside there are two parking spaces and a shed.

### Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

### About the property

Located in a beautiful Grade II Georgian residence, stands this spacious two-bedroom apartment overlooking the spectacular beauty of the Cotswolds countryside and is within easy walking distance to amenities.

On entering there is a spacious hall with a generous sitting room leading off. The sitting room is beautifully presented and there is plenty of room for a dining room table. Picture windows look out to encapsulate the far-reaching countryside views.

Leading on there are two good size well-presented bedrooms both enjoying countryside views looking out.

The kitchen enjoys plenty of built-in units and there is a built-in oven and hob.

The bathroom is of a nice size and benefits from an overhead

### Amenities

Once christened "The Undiscovered Cotswolds" Nailsworth is a growing historic market town that has become increasingly popular in recent years.

Famous as the location for the highly regarded 'Williams Food Hall' delicatessen as well as offering free parking, the town also features a wide range of shops from well-known high street names to cafes, whole food shops as well as unique independent shops. A local centre for the arts with an annual arts festival, the town is well known for its fine restaurants and friendly local pubs as well as its famous football club Forest Green Rovers. Nestled in a wooded valley, the surrounding flat topped rolling hills offer boundless country walks.

Local amenities include highly regarded private schools Beaudesert and Wycliffe College; good public sector schools and sought after girls and boys grammar schools. Other amenities include banks, a new leisure centre, tennis & badminton clubs, Post Office, public library, doctor's surgery, dentist. Within easy travelling distance there are golf courses, riding stables, gliding and polo clubs.

Nailsworth has convenient road links to all main cities and towns. Rail links in the area include Stroud's mainline train station that is approximately 5 miles away and offers an 80 minute (approx.) rail journey to Paddington. Less than 7 miles away is the larger market town of Tetbury well known for its antique shops and hotels plus its close proximity to the royal







estates of Highgrove and Gatcombe Park as well as the world famous National Arboretum at Westonbirt.

#### **Directions**

From our Nailsworth office, turn left at the mini roundabout and left again onto Old Market. Take the first right onto Chestnut Hill. The property is situated at the top of the hill on the left hand side.

#### **Services & Tenure**

The tenure is Leasehold, 999 years from 1 December 1988 (963 years remaining), with a share of Freehold. There will be a service/ maintenance charge of £200 per month from June 2024. Please note the current owner is doing work on the building and therefore charges will only be from June 2024.

#### **Local Authority**

Stroud District Council

Council Tax Band: C

#### **Our reference**

STRVAL/SM/RN/14082023

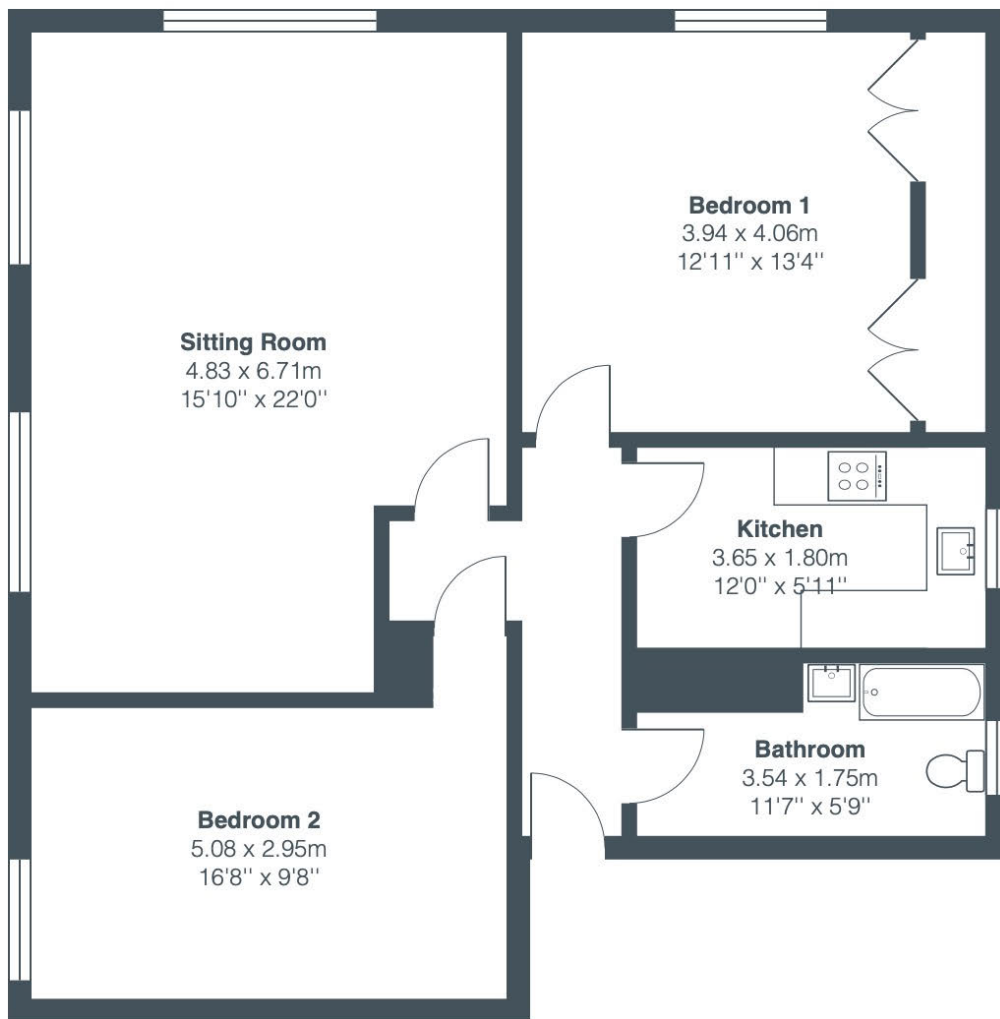
#### **We'd love to hear from you**

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T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)





Total Area: 87.2 m<sup>2</sup> ... 939 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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