

Bath Road, Nailsworth, Stroud, Gloucestershire GL6 0QL



Sought after location • Walking distance to amenities • Character features • Parking • Woodland garden • Views out to Ruskin Mill • EPC E

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Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

Located within easy walking distance to the town of Nailsworth stands this well-presented detached cottage enjoying a generous woodland garden, parking and views.

Situated on the lower ground floor is the kitchen, a utility area and a bathroom. The kitchen is filled with character, featuring exposed Cotswold stone, a fireplace with inset wood burning stove and solid wood floorboards. French doors also lead from here onto the patio. The utility room is a useful addition, where plumbing and space for appliances can be found.

Located on first floor level are the sitting room, a study area and cloakroom. A large open fireplace creates a beautiful focal point within the sitting room, which also features exposed beams, attractive window shutters, and a pretty window seat from where views over Ruskin Mill can be enjoyed. The study area at the opposite end of the property could be partially separated to create a temporary bedroom for guests.

On the second floor are all three bedrooms, in addition to a second bathroom. Bedrooms one and two are ample doubles, whilst bedroom three is a small double.

Outside, the property is complemented by approximately just under an acre of land, which runs down towards the lake. A first-floor level patio and parking for up to four cars are further benefits.

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 and 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 local amenities include a Post Office, doctors, dentists, golf courses, riding stables, polo clubs and a library.

Nailsworth has convenient road links to all main cities, towns and rail links in the area including 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 world famous Westonbirt Arboretum.

Directions

From our office in Nailsworth head South up Fountain Street and continue along the Bath Road where the property can be found on the right hand side a short distance along.

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: D

Our reference

STRVAL/SM/RN/17042024

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

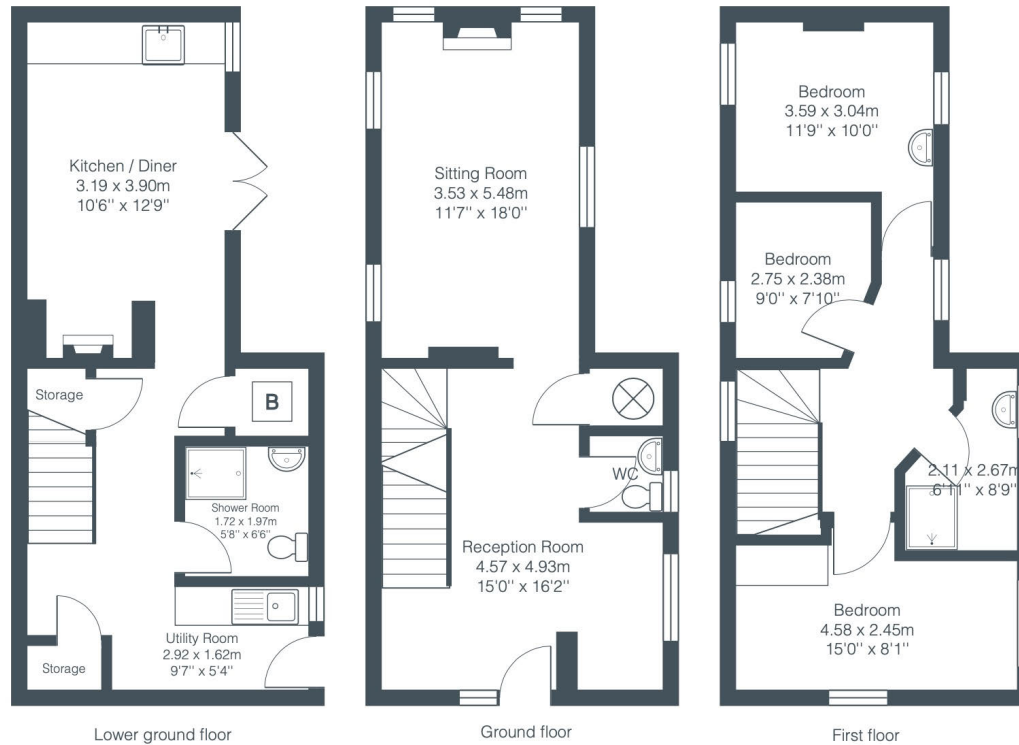
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Total Area: 102.7 m² ... 1106 ft²
 All measurements are approximate and for display purposes only.



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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.

