

PerryBishop

PROPERTY MADE PERSONAL

Walkley Wood Cottages, Walkley Wood, Nailsworth, Stroud, Gloucestershire, GL6 0RY



Character cottage • Chain free • Immaculately presented • Walking distance to shops and amenities • Far reaching countryside views • Storage outside • EPC Grade II Listed



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Located in the most desirable area of Nailsworth and within easy walking distance to town stands this immaculately presented two-bedroom Grade II Listed cottage benefitting from beautifully updated accommodation and far-reaching countryside views.

On entering there is a hall with the sitting room leading off.

The sitting room is beautifully presented and benefits from a feature fireplace with a wood burner.

Leading down the kitchen/open plan dining room is of a generous size and enjoys plenty of contemporary built-in units. There is direct access out.

To the first floor, there is a well-presented bedroom enjoying far-reaching countryside views looking out.

The family bathroom is also on this level and is immaculately presented in a contemporary style.

To the second floor, there is a good size attic bedroom enjoying plenty of light and a beamed ceiling.

To the outside, there is a gravelled path to the property and a small patio area from where to sit and relax and enjoy the far-reaching views. There is also a storage shed.

Please note; The property would make an ideal holiday home and is currently being used as an Air B&B providing an income.

The neighbours next door have access across the front of the property.

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 Kitchen' 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 and public sector schools, banks, a new leisure centre, Post Office, doctors, dentists, golf courses, riding stables, gliding and polo clubs and a public 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 royal estates of Highgrove and Gatcombe Park as well as the world famous Westonbirt Arboretum.

Directions

From our office in the centre of Nailsworth take the 1st exit at the mini roundabout into Springfield Road. Take the 1st turning on the left into Market Street, continue along this road and take the left hand fork at the Britannia Public House signposted to Shortwood. Follow the road round to the right and continue on this road where the property can be found on the right hand side just after the left hand side pull-in.



Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/18092023

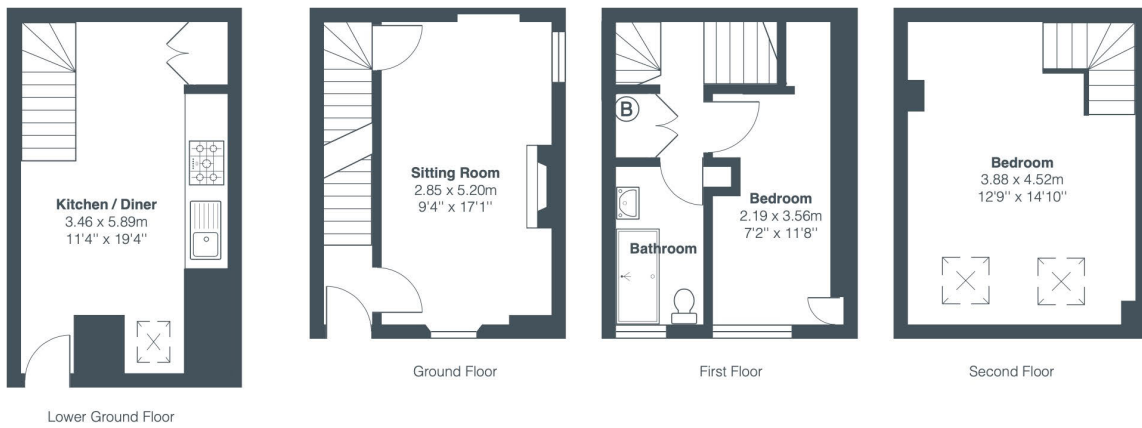
We'd love to hear from you

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

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk





Total Area: 77.6 m² ... 835 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.

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