

## Moffatt Road, Forest Green, Nailsworth, Stroud, GL6 0HA



- Sought after location
- Beautifully presented
- Far reaching views
- Off road parking
- Close to amenities
- EPC D

# Moffatt Road,

Forest Green, Nailsworth, Stroud, GL6 0HA

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Nestled in a tranquil neighbourhood, this modern detached 4-bedroom house offers a perfect blend of comfort and convenience. The property boasts a bright and spacious interior, with a charming, homely feel throughout. The well-maintained garden provides a peaceful outdoor sanctuary, ideal for relaxing or entertaining guests. With off-street parking and a garage, this property offers practicality alongside its aesthetic appeal. The neighbourhood is quiet and scenic, making it an ideal retreat from the hustle and bustle of daily life. This property is perfect for families looking for a spacious and modern home in a desirable location. Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing.

## 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.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our offices in Nailsworth take the first exit from the roundabout onto Spring Hill, signposted to Forest Green. Follow this road for half a mile, past the youth club, and turn right into Moffatt Road at the phone box. The property can be found on at the end of the road on the right hand side.

## What Three Words

imperious.waxer.blend

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

## Local Authority

Stroud District Council, Stroud

Council tax Band - E

## Our reference

NAI240021/190126/RM

## We'd love to hear from you

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**Approximate Gross Internal Area 1439 sq ft - 133 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 640 sq ft - 59 sq m

First Floor Area 799 sq ft - 74 sq m

Garage Area 169 sq ft - 16 sq m

Outbuilding Area 217 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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