

PerryBishop

PROPERTY MADE PERSONAL

Orion Cottage, Star Hill, Forest Green, Nailsworth, Stroud, GL6 0EY



Sought after location on a quiet pretty lane • Stunning far reaching views • Walking distance to Nailsworth shops • Close to primary school • Off street parking bay at entrance to property • Good sized mature landscaped garden • No onward chain • Working woodburner • EPC D



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Key Features



3
Bedrooms



3
Bathrooms



2
Receptions

About the property

Delightfully located at the top of Star Hill on the Green, this three bedroom house with a large kitchen/diner also has a spacious reception/second dining area.

This welcoming family sized house has downstairs under-floor heating, a wood-burner and oak floors throughout.

Outside, the mature landscaped garden has stunning, far reaching views.

This house boasts a spacious living room overlooking the garden. The kitchen/diner provides ample storage space.

Two of the three bedrooms face stunning views of the valley and the third bedroom benefits from its own en-suite. The spacious bathroom has a free standing bath and separate shower unit. The house also has additional ample storage in the loft.

Outside, the property benefits from a large stone patio with

comfortable seating area facing the views of the valley. The mature landscaped gardens also have an additional lower seating area with water feature.

Concealed from the house, there is an off-street parking bay to the front of the property and a 2-storey annexe to the rear which consists of a wet room downstairs and a log cabin style studio above - perfect for those needing a separate outside office space.

Please note - The vendors are advising main walls and addition thought to be cavity concrete block construction rendered with double skin.

Some of the furniture can be purchased with the sale.

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.

Broadband and Mobile Coverage

The vendors have informed us the broadband and mobile coverage is very good at the property, with Fibre FTTC broadband.

For an indication of specific broadband and mobile speed and supply or coverage in the area, we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our Nailsworth office, turn left at the mini roundabout on to Spring Hill. Take the 6th right on to Moffatt Road. At the crossroads, carry straight over on to Star Hill. Park on Star Hill Green and walk up Barton Close. Orion Cottage is the first entrance on the left.



Services & Tenure

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

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/22052024

We'd love to hear from you

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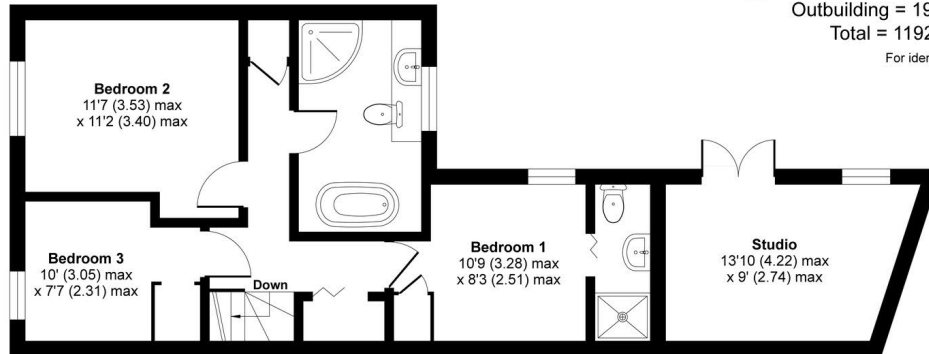
Nailsworth, Stroud, GL6

Approximate Area = 999 sq ft / 92.8 sq m

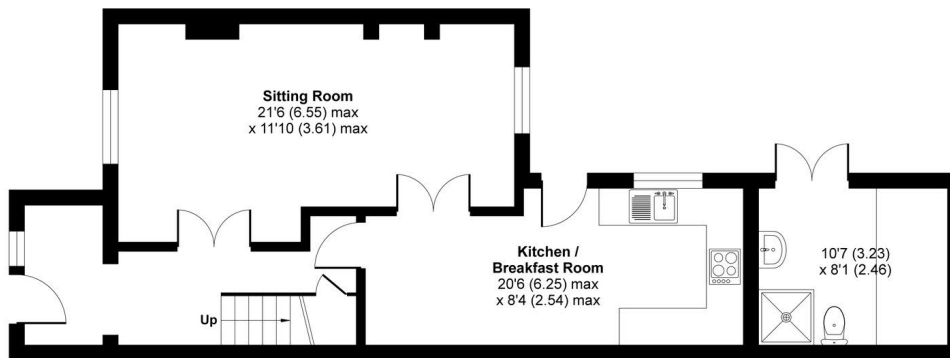
Outbuilding = 193 sq ft / 17.9 sq m

Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Perry Bishop & Chambers. REF: 635272

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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.

Gloucestershire • Oxfordshire • Wiltshire

