



FROSTHILL COTTAGE, WASHPOOL

Horsley, Stroud, Gloucestershire, GL6 0PP

Presented by
Shirley McCoy

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Charming period cottage in a peaceful village setting. This cosy 3/4-bedroom property offers a homely feel with scenic views. Features include a garden and off-street parking. Ideal for those seeking a comfortable and quiet lifestyle.

KEY FEATURES

- Character cottage
- Three / four bedrooms
- Parking
- Views
- Living room with woodburning stove
- Walking distance to primary school
- Character features throughout
- Semi-rural location
- EPC E

ABOUT THE PROPERTY

Located in the picturesque village of Horsley, this charming period cottage offers a perfect blend of traditional character and modern comforts. The property boasts three/four bedrooms, ideal for families or those seeking extra space. The interior is tastefully decorated, creating a cosy and homely atmosphere throughout.

Situated in a peaceful and quiet setting, residents can enjoy the scenic views of the surrounding countryside. The property also benefits from a well-maintained garden, perfect for relaxing or entertaining guests. Off-street parking adds to the convenience of this property, making it an attractive option for those looking for both comfort and practicality.

Don't miss the opportunity to make this delightful property your new home in the heart of Horsley. Contact us today to arrange a viewing and discover the tranquil lifestyle this home has to offer.









Step Outside

Horsley is a small rural village on the outskirts of Nailsworth. It offers The Hog, a fine traditional public house, a highly regarded village school and a community shop. Nestled in a wooded valley, the surrounding flat topped rolling hills offer boundless country walks, a good number of which can be started from the doorstep.

Just over a mile away is the bustling market town of Nailsworth. A growing historic market town, it has become increasingly popular in recent years. Famous as the location for the highly regarded 'Williams Kitchen' delicatessen and Hobbs House Bakery, the town also features a post office, public library, doctors, dentists, as well as a wide range of shops from well-known high street names to unique independent shops. A local centre for the arts with its annual arts festival, the town is well known for its fine restaurants, cafes and friendly local pubs.

Further local amenities include highly regarded private and public sector schools, with Stroud offering a boys and a girls grammar school. Horsley has convenient road links being close to the A46, connecting easily with the M4 and The South Cotswolds. Rail links in the area include Cam and Dursley for trains to Bristol and Gloucester and Stroud's mainline train station that is approximately 5 miles away offering a 90 minute (approx.) rail journey to Paddington.

what the owner loves

We live in a wonderful community, lovely neighbours who look after each other. Beautiful surroundings, fab local pub and village shop. Our house is a lovely family space, cool in the summer and cosy in the winter.





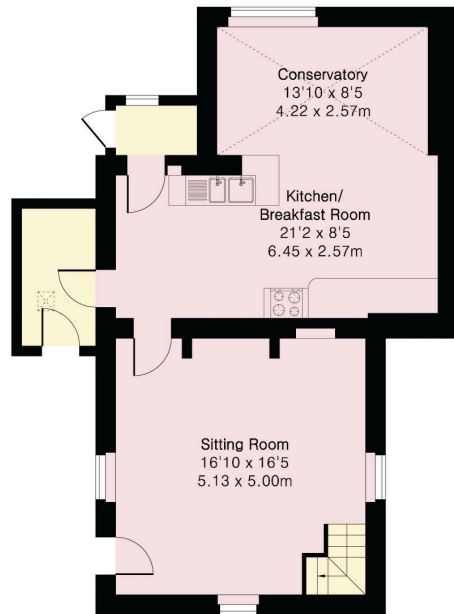




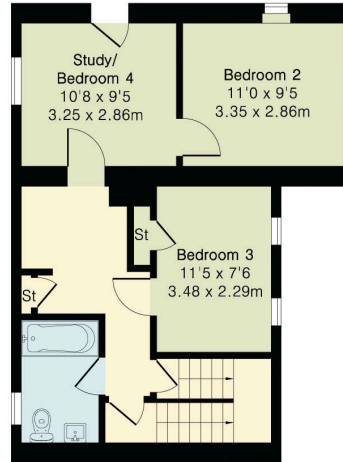


**Approximate Gross Internal Area 1555 sq ft - 145 sq m
(Excluding Outbuilding)**

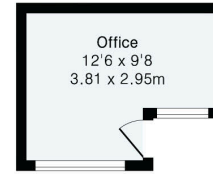
Ground Floor Area 718 sq ft – 67 sq m
First Floor Area 496 sq ft – 46 sq m
Second Floor Area 341 sq ft – 32 sq m
Outbuilding Area 104 sq ft – 10 sq m



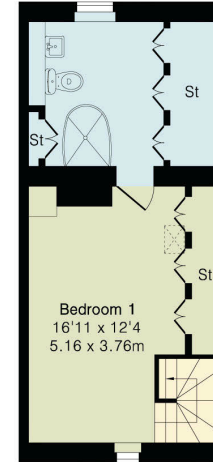
Ground Floor



First Floor



Outbuilding



Second Floor

PerryBishop
PROPERTY MADE PERSONAL

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 on Nailsworth proceed along the A46 towards Bath. Take the right hand filter signposted to Horsley along the B4058, Old Bristol Road. Once you get in to the village take the left hand turning into Wormwood Hill. Follow the road down the hill and then round to the right into Barton End Lane where the property can be found on the left hand side as indicated by our board.

What3Words /// bonfires.payer.ticked

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Stroud District Council

Council Tax Band E

Our reference

NAI/SM/CDH/26062026

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth,
Gloucestershire, GL6 OBL
T: 01453 836736
E: stroudvalleys@perrybishop.co.uk



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.







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.

Presented by
Shirley McCoy

Perry Bishop
4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL
T: 01453 836736
E: stroudvalleys@perrybishop.co.uk

