

## Watledge Bank, Watledge, Nailsworth, Stroud, Gloucestershire GL6 0AY



Sought after location • Walking distance to town • Generous sized terraced garden • Garage • Parking • Far reaching views • Beautifully presented • Chain free • EPC C



# Watledge Bank,

Watledge, Nailsworth, Stroud, Gloucestershire GL6 0AY

## Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Detached four bedroom house located in a sought-after town. This charming property boasts a bright and homely interior, offering comfortable living spaces. The well-maintained house features a spacious terraced and landscaped garden, perfect for relaxing or entertaining, along with a patio and off-street parking. Additionally, a garage provides convenient storage space with an EV charging point.

Situated in a scenic area, the property offers peaceful surroundings while still being close to local amenities.

Don't miss the opportunity to make this welcoming house your new home. Contact us now to arrange a viewing and experience the comfort and convenience this property has to offer.

## 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.

## 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 a 90 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 offices in Nailsworth, turn into George Street at the Roundabout and go past Morrisons and over the Cattle grid. Turn left into Watledge Road and follow the road for about 300 yards and turn right into Watledge Bank. Follow the road round where the property can be found on the right hand side.

What3Words: ///caressed.wide.couriers

## 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/MS/07042025

## We'd love to hear from you

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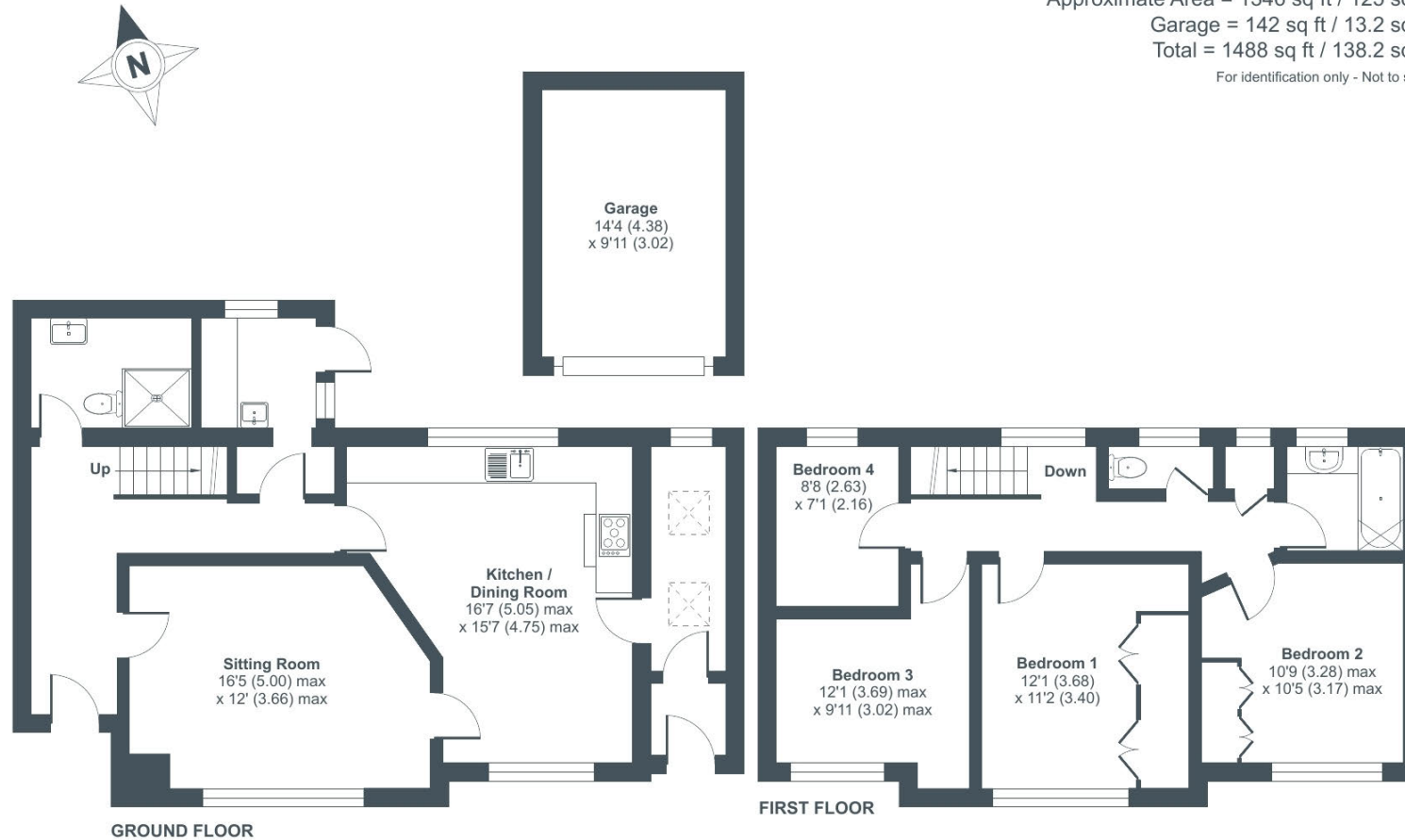
## Watledge Bank, Stroud, GL6

Approximate Area = 1346 sq ft / 125 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1271057



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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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