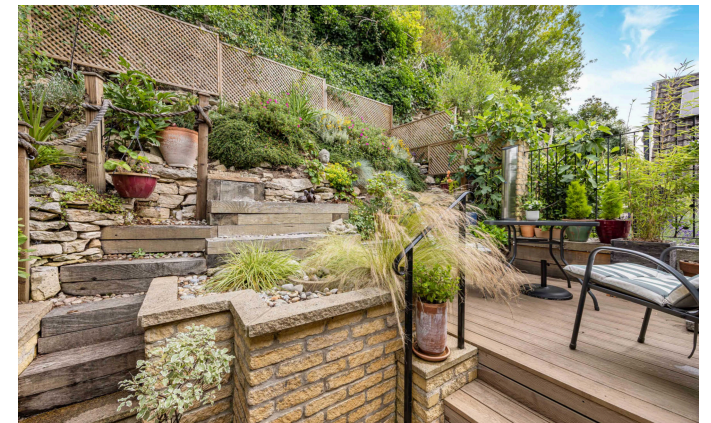


## Higher Newmarket Road Nailsworth, Stroud, GL6 0RL



Sought after area • Walking distance to town • Beautifully presented • Flexible living accommodation • Court yard garden • Parking • Far reaching views • EPC C

# Higher Newmarket Road

Nailsworth, Stroud, GL6 ORL

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Located in the heart of a vibrant town, this modern end of terrace house offers a perfect blend of comfort and convenience. The property boasts two bedrooms and a study, ideal for a small family or professionals looking for extra space. The house is well-maintained, with bright and airy rooms creating a welcoming and homely atmosphere.

The property features a charming garden and patio area, perfect for enjoying outdoor meals or hosting gatherings with friends and family. Additionally, off-street parking adds to the convenience of this home.

With its peaceful and quiet surroundings, this stylish house provides a tranquil retreat from the hustle and bustle of daily life. Don't miss out on the opportunity to make this well-lit and modern property your own. Contact us today to arrange a viewing.

## 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 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 Nailsworth office, turn into Spring Hill at the mini roundabout and immediately left again on to Old Market. Follow the road along and at the fork, keep to the right of 'The Britannia' public house. Travel along this road for approximately ½ mile and take the right hand fork to Higher Newmarket where the property can be found a short distance along on the right hand side.

What3Words /// legs.pounce.billiard

## Services & Tenure

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

## Local Authority

Stroud District Council.

Council Tax Band C.

## Our reference

NAI/SM/CDH/03072025

## 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](mailto:stroudvalleys@perrybishop.co.uk)













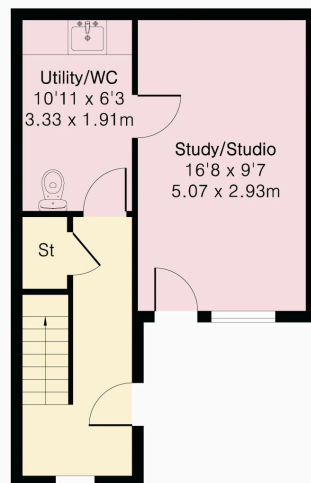


## Approximate Gross Internal Area 1145 sq ft - 107 sq m

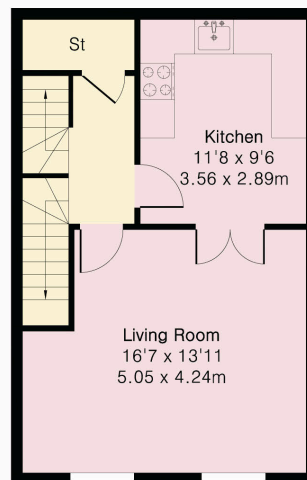
Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 412 sq ft – 38 sq m

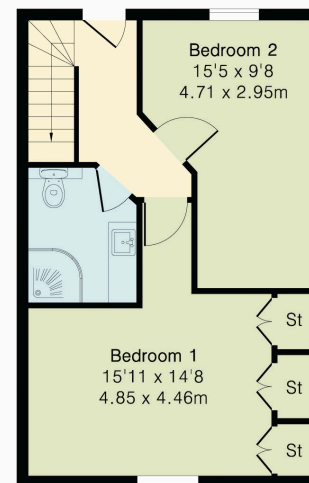
Second Floor Area 415 sq ft – 39 sq m



Ground Floor



First Floor



Second Floor



PerryBishop  
PROPERTY MADE PERSONAL



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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[perrybishop.co.uk](https://perrybishop.co.uk)

**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

