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

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Key Features

4	1	2
Bedrooms	Bathrooms	Receptions

- Delightful semi-detached house enjoying great views
- Large sitting room with double doors onto the garden
- Fireplace with a wood burning stove
- Good size dining room
- Recently refitted kitchen with adjacent utility room
- Boot room with access to the back and front of the house
- Four good-sized bedrooms

About the property

Situated on Star Hill with far reaching views across the valley, this semi-detached house has plenty of versatility for a growing family.

Park on the drive, which can easily fit four cars, in front of the double garage with additional storage. Walk up the path and turn around to take in the view of the valley, this beautiful garden has been landscaped with mature shrubs and a pagoda with a grape vine trailing around it. Perfect for sitting out on a summers evening.

Upon entering the house there is space to hang coats, opening into the large, definitely family size sitting room. Double doors are ready to be thrown open onto the garden, and a feature fireplace has a wood burning stove for those chilly evenings. Stairs rise to the first floor.

Moving through to the back of the house, there is a dining room/office, a recently refitted kitchen with integrated appliances and plenty of storage. Adjacent is a utility room with planned space for appliances and more storage, leading to a cloakroom.

Upstairs there are three double bedrooms and a large single room, there is plenty of storage on the landing and a family bathroom with a bath and overhead shower.

A hidden gem in this house is the bonus stairwell leading to the second floor where the attic space has been converted to create a large open space which could be multi-functional - a gym, storage, teenagers den are some of the many functions.

A boot room on the side allows access from the front to the courtyard garden at the back of the house, this west facing garden is perfect for an early evening drink. Along the side of the house is a shed and space for storage.

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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 available on our website within the property listing or from the office on request.

We ask our clients about known legal aspects such as rights of way, restrictions and accessibility information. If there is anything further you would like to know, please contact the office.

Directions - What 3 Words
tinny.coaching.flats

Services & Tenure
Tenure - Freehold
Electricity, Gas, Water & Sewerage - Mains Supply
Heating - Gas

Local Authority
Stroud District Council, Stroud
Council tax band - D

Our reference
STD250080/30092026

bland

Approximate Gross Internal Area 2125 sq ft - 198 sq m
(Excluding Garage)

Ground Floor Area 757 sq ft – 70 sq m
First Floor Area 684 sq ft – 64 sq m
Second Floor Area 684 sq ft – 64 sq m
Garage Area 562 sq ft – 52 sq m

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PINKPLAN

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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