



7 Chestnut Close, Nailsworth, Gloucestershire, GL6 0RB  
Price guide £550,000





## 7 Chestnut Close, Nailsworth, Gloucestershire, GL6 0RB

A detached split level family home located just a few minutes' walk from the popular town of Nailsworth with three/four bedrooms, 20' reception room, garage and garden. This is a must view property in a prime location

VAULTED ENTRANCE HALL, SITTING ROOM/DINING ROOM WITH ELECTRIC LOG BURNING STOVE, WELL EQUIPPED KITCHEN, THREE DOUBLE BEDROOMS, TWO SHOWER ROOMS, RECEPTION ROOM/BEDROOM 4, PARKING, SINGLE GARAGE AND LOVELY LANDSCAPED GARDENS



Viewing by appointment only

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## Description

Nestled in an extremely popular area where properties rarely come to market, this unique split-level home offers both charm and practicality. Just a short walk from the vibrant town of Nailsworth, the house and garden provide delightful "chimney pot" views, stretching out to the scenic landscape beyond.

Upon entering, you're greeted by a welcoming hall with a stunning vaulted ceiling. Ascend the stairs to discover a spacious sitting/dining room, complete with an electric log-burning stove, two large windows, and plenty of natural light. The adjacent well fitted kitchen boasts modern appliances, perfect for the home chef. On the main level, you'll find two generous double bedrooms and a stylish shower room. A few steps down lead to a versatile third bedroom, featuring an expansive run of built-in wardrobes, a shower room and an additional reception room/bedroom 4 with direct outdoor access. This space is ideal for a teenager or elderly parent seeking privacy and independence.

## Outside

The property benefits from a detached garage, parking and well planned gardens. There is a rockery style garden to the front of the house, which is planted with a variety of shrubs, with a gravelled area to the side of the house. The garage is on the other side of the property, with an up and over door, with space to park a car in front of this. Steps lead up at either side of the garage to the garden. This area has been improved by the current owners, with steps leading up to two good paved terraces, faced with attractive Cotswold dry stone walling. There's plenty of space for a table and chair set here, and the view across the roof of the house to the countryside in the distance is very pleasant. These level areas are edged with established, low maintenance borders, with the greenery contrasting nicely with the Cotswold stone walls and paving.



## Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## Directions

From our Nailsworth office turn left and left again at the mini roundabout into Old Market. Proceed along the road passing the bus station on your left hand side and Bruton's Hardware store on your right. Take the next turning right into Chestnut Hill and carry on up this hill where Chestnut Close can be found on the left. Number 7 is a short way along on the right hand side.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three and O2) although service from Vodafone may be limited inside the house.

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



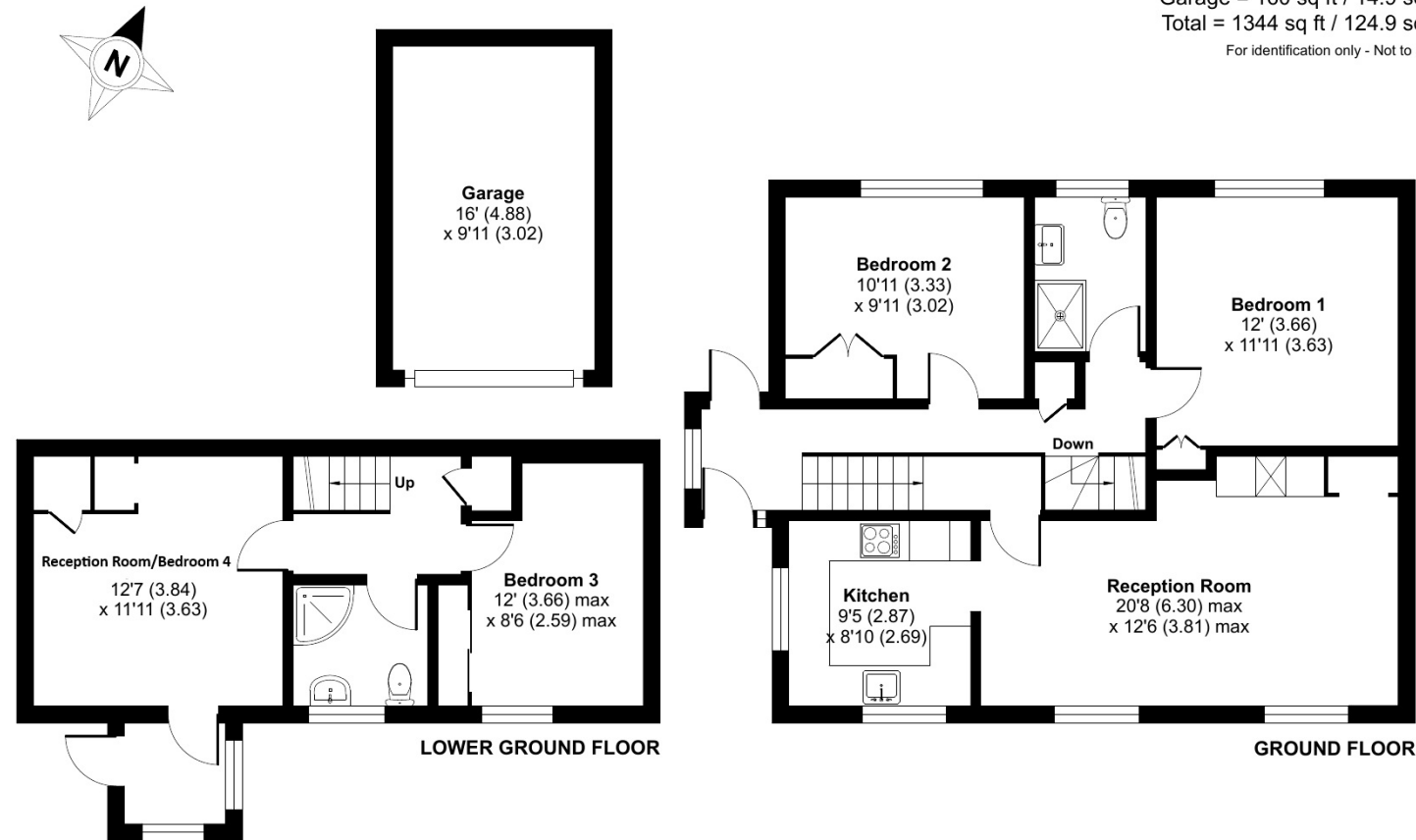
## Chestnut Close, Stroud, GL6

Approximate Area = 1184 sq ft / 110 sq m

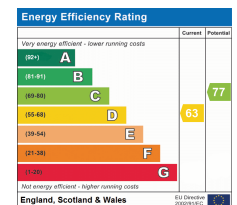
Garage = 160 sq ft / 14.9 sq m

Total = 1344 sq ft / 124.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Peter Joy Estate Agents. REF:1182221



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.