



Old Police House, The Street, Horsley, Gloucestershire, GL6 0PU
Price Guide £750,000



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Offered CHAIN FREE - an individual detached former police house in a lovely position in Horsley village with four bedrooms, two reception rooms and a large plot comprising gardens, a small paddock, woodland and stabling with a total plot size of c1.7 acres

ENTRANCE HALL, STUDY/OFFICE, 16' SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY, FOUR BEDROOMS, BATHROOM AND SHOWER ROOM, GARAGE AND PARKING FOR SEVERAL CARS, TWO STABLES AND ASSOCIATED OUTBUILDINGS, LOVELY GARDENS AND GROUNDS OF C.1.7 ACRES

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

The Old Police House is an individual detached house situated in a private position at popular Horsley. This location allows for easy access to the well regarded primary school and community shop of the village, with the shops of Nailsworth within easy reach and country walks on the door step. The property was built in 1953, and was originally the police station and accommodation for the village. It has been a happy home for the current owners for 39 years but they have now downsized, so this property is available with no onward chain. They have made some choice improvements during their tenure, including a loft conversion and the purchase of a large area of land behind the house, which is included in the sale.

An entrance hall, former police station reception area which is now a useful study, dining room, 16' sitting room, kitchen and rear lobby are on the ground floor. A landing, bathroom and three bedrooms are on the first floor, with a 19' bedroom and shower room at the top of the house, on the second floor. The property has been redecorated and re-carpeted recently and is in need of some further updating however offers a prospective buyer a unique opportunity to improve a large village home to their own standards and taste.

Outside

The property benefits from parking for several cars, an attached garage and a large plot with stabling that stretches away from the house, with a total plot size of some 1.7 acres. A gated path leads to the front door with a level lawn in front of the house. The garage is to the side of the property with an upper and over door and parking to the front for several vehicles. This hardstanding area extends around to the side of the property. There is a rear lawn with an established planted border at the front. This opens onto a paved area which continues to join a large timber deck, with a greenhouse and a summer house here. There are two loose box stables with three associated stores one of which is open at the front. There's a small enclosed paddock in front of the stables and a five bar gate that leads down into the rest of the plot. The first area here has been a productive growing area in the past with excellent soil. Beyond this is an orchard with a variety of fruit trees, including apple, plum, mulberry and medlar. You then walk through the orchard and down into the woodland area. This large area is populated with a variety of trees, and is a great spot for nature lovers. This slopes down to the fence at the bottom and borders the field below.



Location

The sought after village of Horsley boasts a community owned shop, church, village hall, good pub and primary school. The lively Cotswold town of Nailsworth is approximately 1½ miles away and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets, free parking and both state and private schooling in the area. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 this office turn right along the A46 Bath Road and bear right by the Town Hall in the direction of Horsley and Wotton-under-Edge. Continue for approximately one mile into the village of Horsley. Go through the village, passing the pub and school on the left and you will see a footpath sign leading onto a single track. Drive down here and the Old Police House can be found on the left hand side.

Agents Note

There are several restrictive covenants on the property and land. A prospective buyer cannot increase the height of the old police office area and the police house cannot be demolished and rebuilt. You can only extend to the existing property to the north. You cannot build a second property within either title.

Property Information

The property is freehold. Gas heating, mains electricity, water and drainage are connected. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and apparently the broadband services available is a standard connection, although the owner informs us there is the opportunity to connect to Gigaclear. You are likely to have full date and calling service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

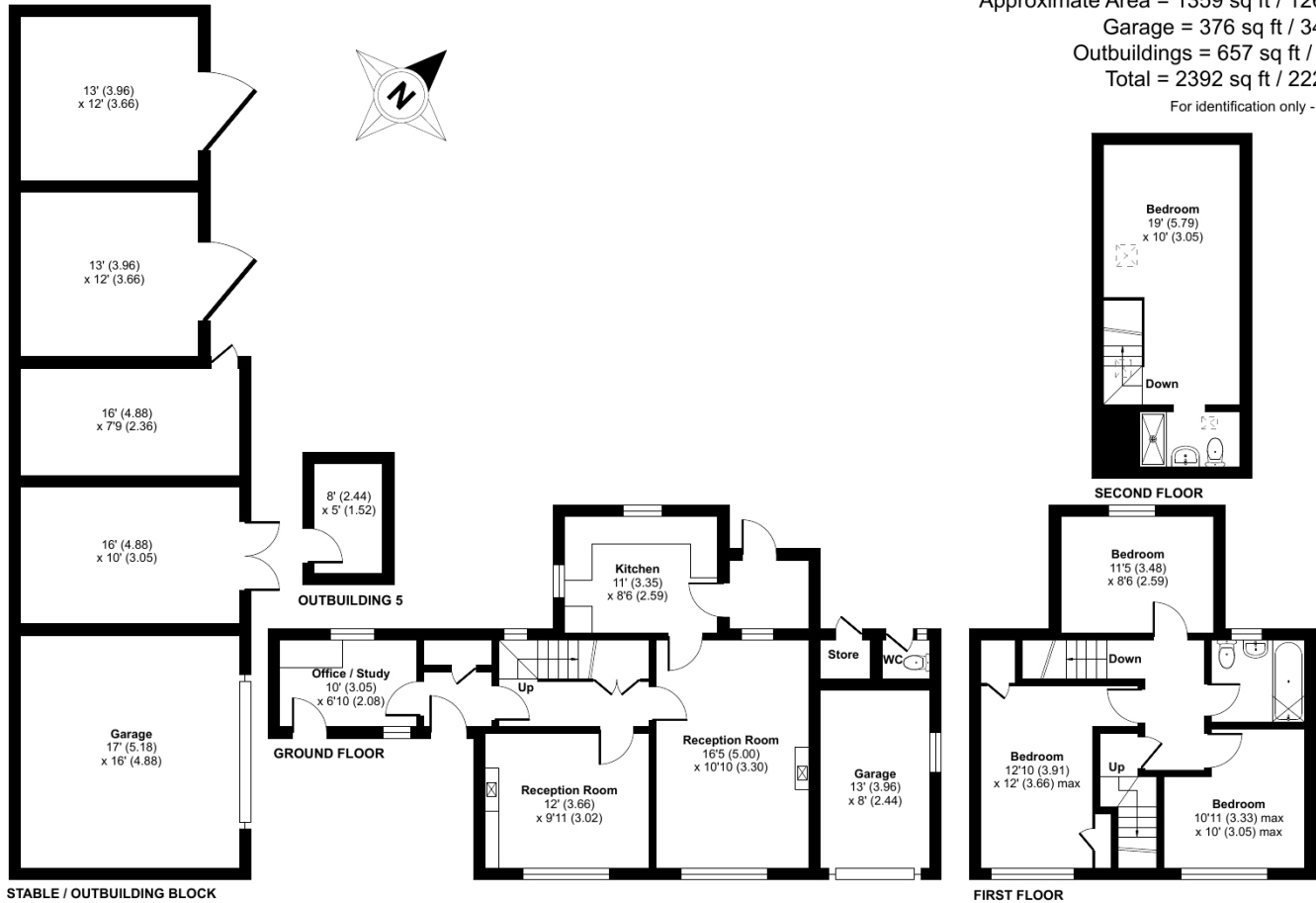
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



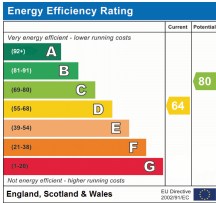
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Approximate Area = 1359 sq ft / 126.2 sq m
 Garage = 376 sq ft / 34.9 sq m
 Outbuildings = 657 sq ft / 61 sq m
 Total = 2392 sq ft / 222.1 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 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: 1145959



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.