



6 Stevens Way, Horsley, Gloucestershire, GL6 0PG
£300,000

PETER JOY
Sales & Lettings



6 Stevens Way, Horsley, Gloucestershire, GL6 0PG

Offered CHAIN FREE - a well presented semi detached bungalow located in the popular hamlet of Downend with 17' sitting room, three bedrooms and garden

ENTRANCE LOBBY, 16' KITCHEN/BREAKFAST ROOM, 17' SITTING ROOM, THREE BEDROOMS, BATHROOM AND GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Email: nailsworth@peterjoy.co.uk





Description

Nestled in a charming hamlet just a stone's throw from a highly regarded village, this delightful semi detached bungalow offers a perfect blend of tranquillity and convenience. Built in the 1960s, the property boasts well-planned, single level living, ideal for those seeking comfort and ease of maintenance. As you enter, you're greeted by a light and welcoming kitchen, designed to be the heart of the home. The sitting room, with its French doors, opens directly onto the rear garden, allowing for seamless indoor-outdoor living. The bungalow has three bedrooms and a family bathroom. Adding to the home's appeal, new windows were installed in September 2022, enhancing energy efficiency and comfort

Outside

The enclosed rear garden is private, featuring mature fruit trees and a pedestrian gate that leads to a rear parking bay for the residents of Stevens Way. The garden offers a small patio area with a useful timber built shed. There is a mix of lawn, fenced and hedged boundaries, ensuring privacy. The front garden is open plan and laid to lawn, creating a pleasant approach to the property.

Location

This bungalow is a rare find in a sought-after location. The property is in Downend, Horsley and the popular village boasts a shop, church 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 and both state and private schooling in the area. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. 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 our Nailsworth office turn right and proceed along the A46 Bath Road bearing right in the direction of Horsley and Wotton-under-Edge. Continue into the village taking the first turning right signposted Downend and Wallow Green just before the pub. Follow the road down and into the Hamlet where Stevens Way can be found on the right hand side.

Agents note

S.157 Housing Act 1985 – The property was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that a purchaser must meet one of the criteria listed below:

1. Having lived in Gloucestershire for the three years up to the application for consent OR having previously lived in Gloucestershire for at least three years
2. Having worked in Gloucestershire for the three years up to the application for consent
3. Being a member of the armed forces and having previously lived in Gloucestershire for at least two years

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

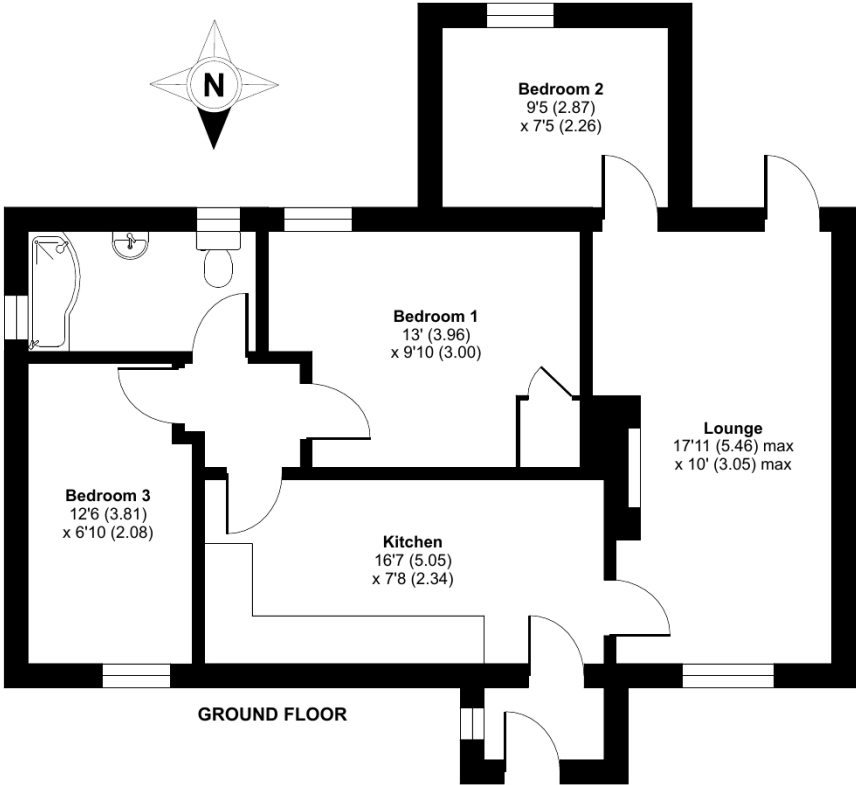
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



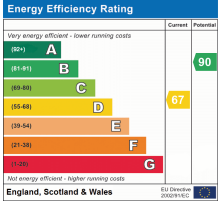
Stevens Way, Horsley, Stroud, GL6

Approximate Area = 703 sq ft / 65.3 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: 1168775



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.