



94 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB  
£385,000

**PETER JOY**  
Sales & Lettings





## 94 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB

A spacious and beautifully presented mid terrace modern family home, backing directly onto woodland and offered in excellent condition throughout. The property boasts versatile accommodation with two generous reception rooms, three/four bedrooms, off road parking and a rear garden

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, 24' SITTING ROOM WITH DOORS TO BALCONY, BEDROOM 4 (CURRENTLY USED AS AN OFFICE), THREE FURTHER BEDROOMS, FAMILY BATHROOM, KITCHEN, SECONDARY RECEPTION ROOM (USED AS A MUSIC ROOM), REAR GARDEN AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

94 Nortonwood has been lovingly maintained and enjoyed by the same owner since 2000 and is presented throughout in excellent condition, a wonderful opportunity to acquire a unique and versatile family home. The accommodation is arranged over three floors, creating an interesting and practical layout. The ground floor comprises a welcoming entrance porch leading into the entrance hall with stairs to both the upper and lower levels and a convenient cloakroom. The impressive 24ft sitting room enjoys access to a wooden balcony overlooking the rear garden and woodland beyond, creating a wonderful sense of privacy and calm. Also on this level is bedroom 4, currently used as a study, offering flexible living options. The first floor provides a landing, three well proportioned bedrooms and a family bathroom. On the lower ground floor is the stylish kitchen, fitted with white units offering ample storage and featuring a stainless steel range cooker, ideal for keen cooks. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. Also on this level is an additional reception room, currently used as a music room, offering a versatile space ideal for teenagers, hobbies or home entertainment.

## Outside

Outside, the property benefits from off road parking for one vehicle to the front. Steps lead down to an enclosed courtyard laid with Indian sandstone, positioned just off the sitting room and perfect for morning coffee or evening drinks. The rear garden is a real highlight, backing onto woodland and offering a peaceful retreat rich in wildlife. Thoughtfully designed as a social and entertaining space, it is ideal for family gatherings and barbecues. A charming, covered seating area sits beneath the decked balcony above, with steps leading down to a further entertaining area complete with an outdoor bar and wood burner.

## 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 Spring Hill. Continue up the hill for approximately one mile turning right at the first mini roundabout into Norton Wood. Continue down and follow the road around to the left where the house can be found a short way along on the right as identified by our for sale board.

## Agents note

A gated access from the garden leads to a shared pathway providing access to neighbouring properties.

## 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 ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone). These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

## Local Authority

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



## 94 Norton Wood, GL6 0TB

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft

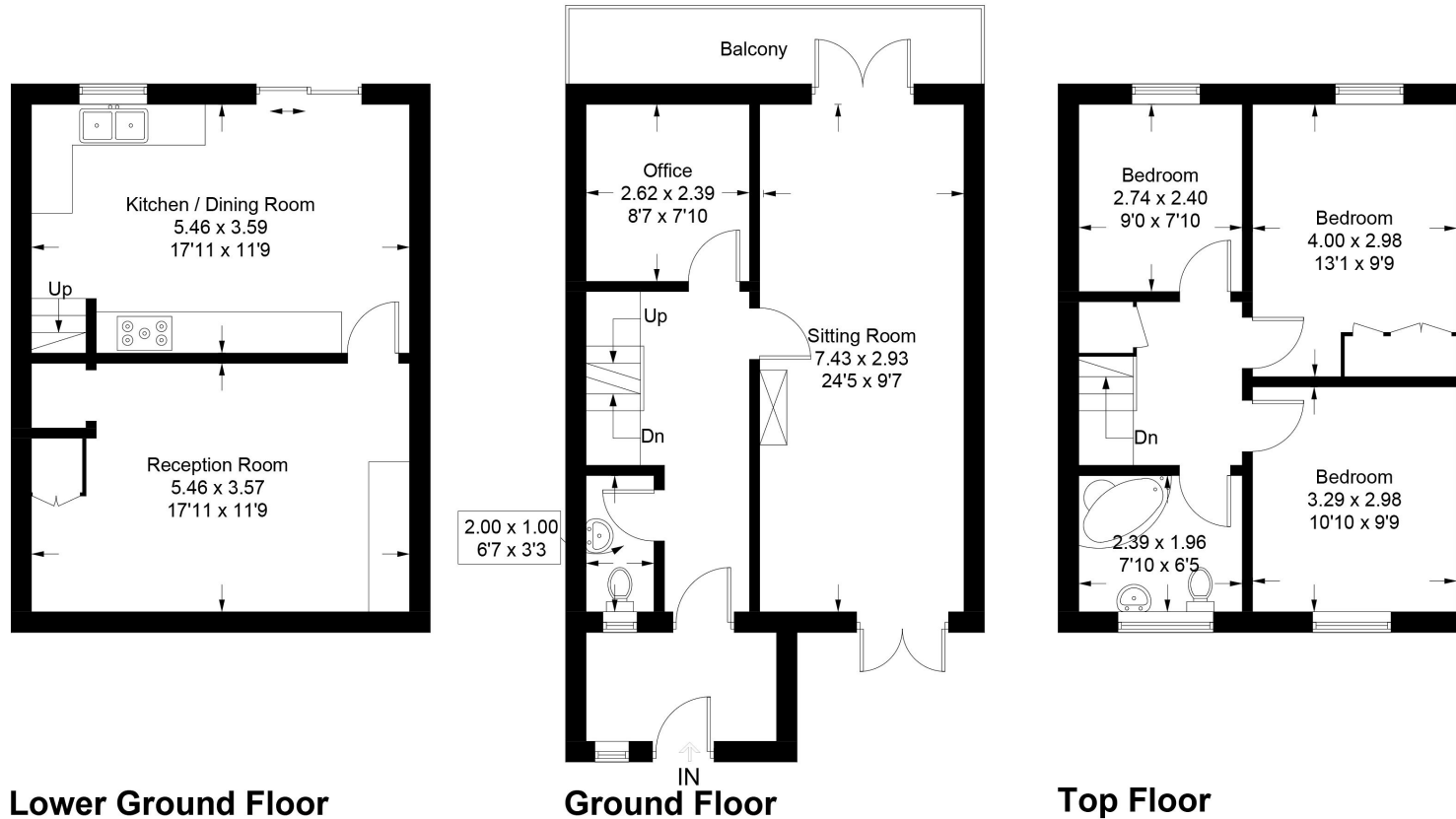


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265588)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.