



9 Lower Newmarket Road, Nailsworth, Gloucestershire, GL6 0RW
£370,000

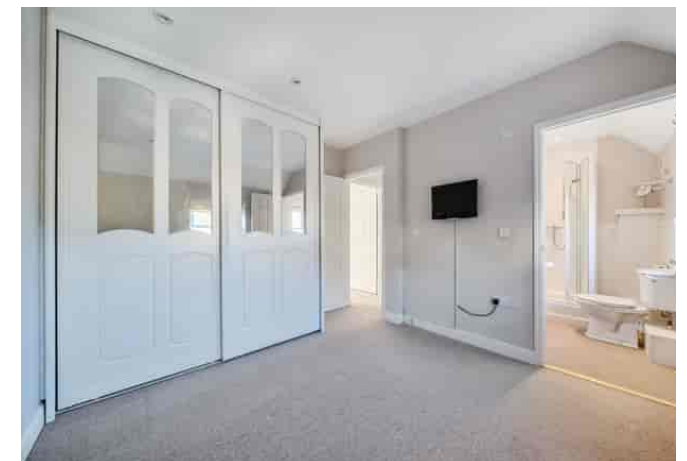
PETER JOY
Sales & Lettings



9 Lower Newmarket Road, Nailsworth, Gloucestershire, GL6 0RW

A three bedroom modern style home located in a quiet, sunny spot above Nailsworth at lovely Newmarket with carport and garden with lovely views across the valley

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, 18' KITCHEN/DINING ROOM, THREE BEDROOMS, FAMILY BATHROOM, GARDEN, CARPORT AND PARKING



Viewing by appointment only

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Description

This modern cottage presents a rare opportunity to embrace a lifestyle of serenity and natural beauty in a coveted location. Whether you're seeking a weekend getaway or a permanent residence, this home promises a harmonious blend of modern comfort and idyllic surroundings.

The heart of this home is the spacious 18' kitchen/diner, perfect for entertaining and enjoying meals with friends. The kitchen boasts modern amenities and ample space for culinary endeavours, while the dining area invites gatherings and lively conversations. There is also a cosy sitting room on this floor with a door that leads to the enclosed garden. Stairs lead up to the first floor where there is a principal bedroom with an en-suite bathroom for added convenience along with two further bedrooms and family bathroom.

Outside

Outside, a delightful seating area at the front beckons you to unwind with a cup of coffee in the morning or a glass of wine in the evening. The rear garden is meticulously maintained and offers a serene retreat for relaxation or al fresco dining. Picture-perfect views grace every corner of the upstairs rooms, immersing you in the beauty of the surrounding landscape. For convenience, there is a carport with tandem parking.



Location

The popular hamlet of Newmarket is in a sheltered valley within easy walking distance of both woodland walks and the centre of Nailsworth just over half a mile away which is the 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 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 (one with a post office), doctors' surgery, dentist, optician, pharmacy, 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 this office turn left and left again at the mini roundabout into Springhill, then turn left again into Old Market. Proceed through the town and take the road to the right of the Britannia Inn. Follow this road into Newmarket passing the The George pub and take the lower road where number 9 can be found on the right-side on to the road.

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 superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

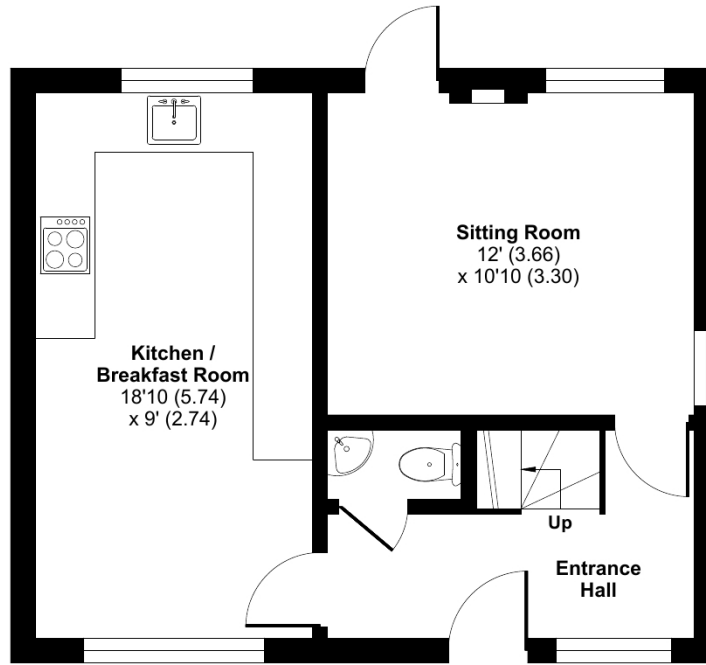
Local Authority

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

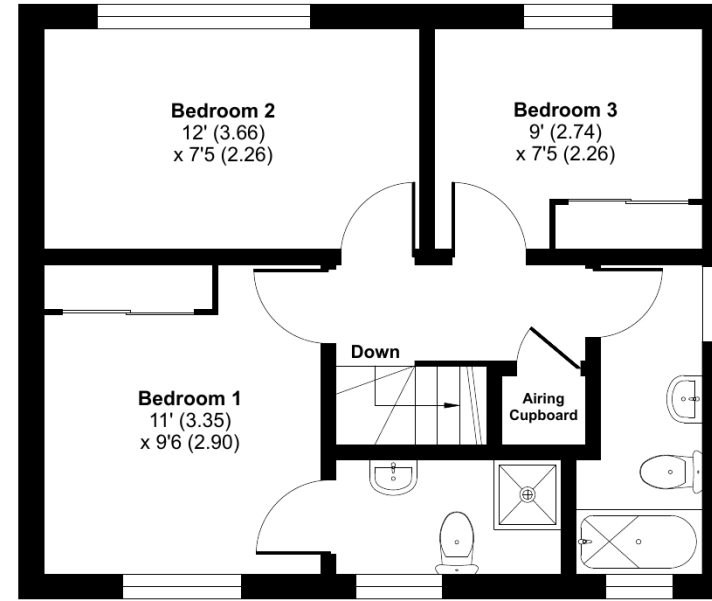
Nailsworth, Stroud, GL6

Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



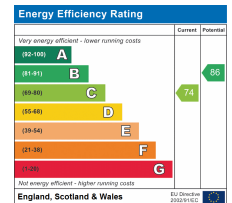
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 986497



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.