



7 Sealey Wood Lane, Horsley, Stroud, Gloucestershire, GL6 0FD
Offers over £750,000

PETER JOY
Sales & Lettings



7 Sealey Wood Lane, Horsley, Stroud, Gloucestershire, GL6 0FD

A beautifully presented detached house overlooking open land in a on a select private road at popular Horsley with 27' kitchen/family room, two lovely reception rooms, three double bedrooms, bath and shower rooms, a double garage and a great corner plot garden.

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM WITH FIREPLACE AND VAULTED CEILING, DINING ROOM, 27' KITCHEN/FAMILY ROOM WITH INTEGRATED APPLIANCES, UTILITY ROOM, PRINCIPAL SUITE WITH DOUBLE BEDROOM, DRESSING AREA AND SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER DOUBLE BEDROOMS, PARKING, DOUBLE GARAGE AND LARGE CORNER PLOT GARDEN

Viewing by appointment only

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Description

A beautifully presented modern detached house situated in a corner plot within a select private road development on the outskirts of popular Horsley. This location allows for easy access to the well regarded local school and community shop, with the shops and amenities of Nailsworth within easy reach and country walks on the doorstep. The property was built in 2018 by award winning developer Edenstone Homes using traditional methods, with well appointed accommodation arranged over two floors. It is immediately obvious that the current owner has taken time and care over the presentation of their home, with lovely décor highlighting the high quality fittings, many of which were exclusively selected at extra cost when the property was built. A handsome porch, entrance hall, cloakroom/W.c, superb sitting room with a fireplace and high ceiling that opens into the eaves, dining room, 27' kitchen/family room with bi-fold doors that open on to the garden and utility room are on the ground floor. This living area is larger than one would find in many four bedroom homes; a light, spacious living environment that flows and connects really well. A staircase leads up from the hall to the first floor, with a landing, principal suite with double bedroom, dressing area and en suite shower room, family bathroom and two further double bedrooms on this level. A simply superb house that is an absolute must for your viewing list.

Outside

The property benefits from a corner plot garden, a double garage and plenty of parking. The double garage is attached to the property, with two separate doors, power and light and measures 21'7 x 19'4. The drive is to the front of this, with side by side parking. A path leads to the front door, with raised planting, and this area overlooks an open area of green space to the front of the house, owned by the Sealey Wood Lane Community. The majority of the garden is to the rear of the house, and this large corner plot garden is laid to lawn, with a paved sitting area immediately behind the house and a screened storage area and a gated side access. This large garden is defined by fencing and a Cotswold stone wall, with mature, established trees and planting.

Location

The sought after village of Horsley boasts a community owned shop, church, 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. Nailsworth is also home to Forest Green Rovers Football Club. 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 in the direction of Horsley and Wotton-under-Edge by the Town Hall. Continue for approximately one mile into the village of Horsley. Continue through the village, passing the pub and school on the left, Hollingham Lane on the right and then Boscombe Lane on the left. Sealey Wood Lane is then on your left, and the property can be found in the top right hand corner.

Tenure

Freehold, with a yearly estate charge management charge payable. This is currently £750 per annum.

Services

We are informed that all mains services are connected to the property.

Council Tax

Band F

Local Authority

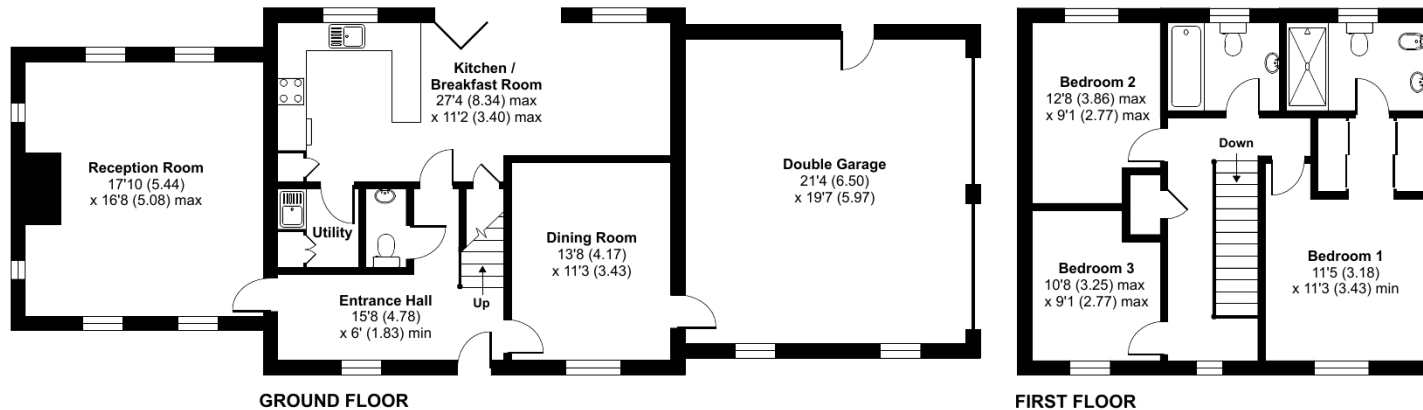
Stroud District Council. Eblev Mill. Westward Road. Stroud. Gloucestershire GL5 4UB Tel: 01453 766321



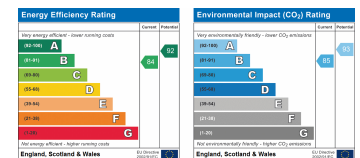
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Approximate Area = 2034 sq ft / 189 sq m (includes garage)

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: 650368



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.