



Broadlea, Nympsfield Road, Nailsworth, Gloucestershire, GL6 0EA  
£795,000

**PETER JOY**  
Sales & Lettings



## Broadlea, Nymphsfield Road, Nailsworth, Gloucestershire, GL6 0EA

A stunning four bedroom detached bungalow, enviably positioned a few minutes walk away from Nailsworth centre, enjoying far reaching views, detached garage, and ample gated parking

ENTRANCE PORCH, ENTRANCE HALL, OPEN PLAN KITCHEN/DINING ROOM, SITTING ROOM, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS (GUEST BEDROOM WITH EN-SUITE SHOWER ROOM) FAMILY BATHROOM, MATURE GARDENS AND DETACHED SINGLE GARAGE

Viewing by appointment only

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## Description

Broadlea is a superb, detached bungalow, enviably positioned not far from the centre of the highly sought after town of Nailsworth. Lovingly owned since 2019, the property has been thoughtfully updated and meticulously maintained, with improvements including a stylishly renovated kitchen, bathroom and en-suite, new patio areas, a loft conversion, and comprehensive loft insulation, creating a wonderfully warm and inviting home.

The accommodation is light-filled and well designed, featuring vaulted ceilings, bifold doors, and excellent built-in storage. An attractive entrance porch leads into a welcoming hallway with engineered oak flooring. The kitchen is a true focal point, fitted with elegant units and quartz worktops, and enjoying delightful views from the sink. A separate utility room provides additional storage and external access. The kitchen opens into a spacious dining area with valley views and a cosy snug space centred around a log burning stove. From here, stairs lead to a versatile loft conversion with Velux windows, ideal as a home office, hobby room or additional bedroom. Steps lead down to an impressive sitting room with a vaulted ceiling and full width bi-fold doors opening onto the garden, creating a seamless indoor-outdoor living space. The bedrooms are arranged at the opposite end of the property, accessed via an inner hallway. The principal bedroom enjoys a bay window framing views towards Watledge, while the guest bedroom benefits from an en-suite shower room. A third bedroom is currently used as a dressing room. The family bathroom is generously sized with both bath and separate shower.

## Outside

Outside, the property is approached via a five bar gate, opening onto a level paved driveway with generous parking, as well as an electric vehicle charging point. There is also a detached single garage with an up and over door, power, and lighting. The gardens have been beautifully designed and thoughtfully landscaped. To the front, a small orchard sits alongside a characterful Cotswold stone boundary wall, complemented by an ornamental pond and a variety of fruit trees including plum, greengage, apple, and cherry. Additional planting includes weeping birch, climbing jasmine, and honeysuckle, creating a tranquil and established setting. Side access leads to the rear garden, where a raised paved patio provides an ideal space for entertaining, with a further tiered garden area beyond.



## 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. Proceed up the hill which then becomes Nymphsfield Road, Broadlea can be found on the righthand side opposite the turning to Churchill Road.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the Ofcom network checker. Broadband services available include superfast, and you are likely to have service from the main providers (EE, Three, O2 and Vodafone), although reception from O2 and Vodafone may be limited inside the house. The seller has advised that they have generally experienced good mobile coverage within the property. 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

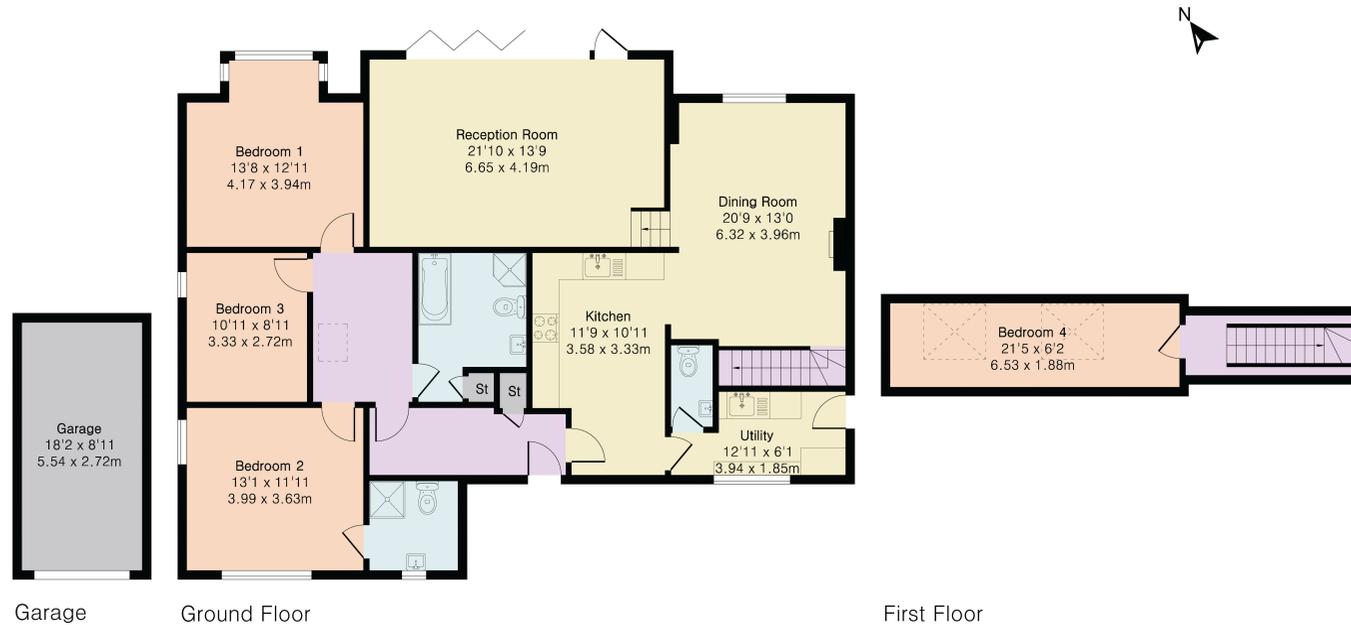


**Approximate Gross Internal Area 1751 sq ft - 163 sq m  
(Excluding Garage)**

Ground Floor Area 1560 sq ft – 145 sq m

First Floor Area 191 sq ft – 18 sq m

Garage Area 162 sq ft – 15 sq m



| Energy Efficiency Rating                     |   | Current | Potential |
|--|---|---------|-----------|
| More energy efficient - lower running costs  |   |         |           |
| 89+  | A |         |           |
| 81-88  | B |         |           |
| 69-80  | C |         |           |
| 55-68  | D |         |           |
| 39-54  | E |         |           |
| 21-38  | F |         |           |
| 1-20   | G |         |           |
| Less energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                    |   |         |           |
|  |   | 68      | 82        |

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.