



6 Lower Newmarket Road, Nailsworth, Gloucestershire, GL6 0RW
£680,000

PETER JOY
Sales & Lettings



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

A detached family home in the sought after hamlet of Newmarket near Nailsworth, enjoying a south facing position with valley views and offering four bedrooms, a spacious kitchen/dining room and flexible reception spaces, all within walking distance of local amenities and scenic countryside walks.

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, SNUG, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, BATHROOM, GARDENS AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

6 Lower Newmarket Road offers a great opportunity to acquire a detached family home in a sought after location within the hamlet of Newmarket. The property enjoys a south facing aspect with lovely views across the valley, and is within walking distance of Nailsworth town centre, the popular George Inn, and a variety of footpaths and countryside walks. The house has been extended and adapted over the years, now providing a good flow of light and airy accommodation arranged over two floors. The entrance hall leads to a cloakroom and a comfortable sitting room at the front of the house, featuring a fireplace with a log burning stove, a welcoming spot for cooler evenings. From the hallway, the space opens into the kitchen/dining room, very much the heart of the home, with the kitchen at one end fitted with units, a range cooker, and a butcher's block, while the dining area enjoys lovely valley views. There's also room here for a sofa, creating a relaxed family space that takes full advantage of the southerly aspect. An additional reception room off the kitchen provides flexibility as a snug, home office, or playroom, depending on your requirements. Upstairs, the principal bedroom benefits from valley views and an en-suite shower room. There are three further bedrooms and a family bathroom on this level.

This property offers the chance to create a comfortable and well located family home with plenty of scope for personalisation and improvement, all within easy reach of Nailsworth's shops, cafés, and amenities.

Outside

Outside, there is driveway parking for several vehicles and useful storage within the former garage. The gardens are a particularly attractive feature, facing south with open views over fields towards Shortwood and beyond. A level terrace behind the house provides a pleasant space for outdoor dining or entertaining, while the garden then slopes down to meet the Miry Brook, a peaceful natural setting that attracts a variety of wildlife and birds.

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 George pub and take the lower road where number 6 can be found on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast 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. 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.

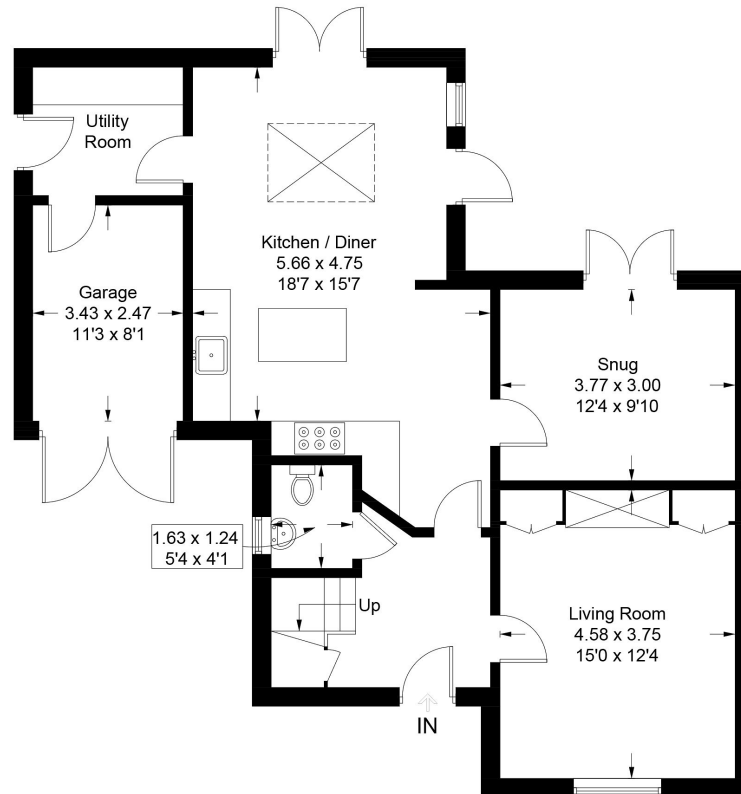
Local Authority

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

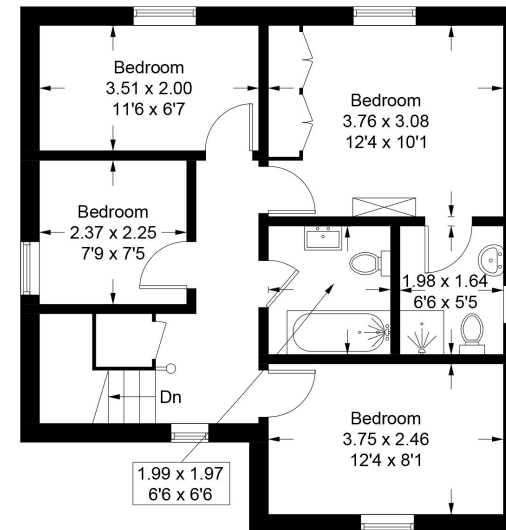


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Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft
(Including Garage)

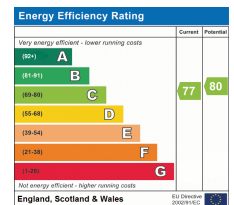


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1250106)



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.