



6 Cotswold Cottages, Shortwood Road, Nailsworth, GL6 0SG
£325,000

PETER JOY
Sales & Lettings



6 Cotswold Cottages, Shortwood Road, Nailsworth, GL6 0SG

A charming 1930's mid terrace house in peaceful Shortwood, a hamlet of Nailsworth, with lovely valley views. Two double bedrooms, generous living space and a garden backing onto open fields. In need of modernisation, but packed with potential - a rare opportunity in a sought after location

CANOPY PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN/DINER, RECEPTION 2/STUDY, TWO BEDROOMS, BATHROOM, SEPARATE WC AND GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Set in the quiet hamlet of Shortwood, just outside vibrant Nailsworth, this 1930s mid terraced home enjoys beautiful open views both front and back. Approached via a path with steps down to the front door, the house opens into a central hallway. At the front is a cosy sitting room with stripped floorboards, fireplace and views over the green. To the rear, the kitchen/dining room makes the most of the spectacular Newmarket valley outlook, with a large window in the kitchen and a picture window in the dining space. Stairs lead down to a lower ground floor room ideal as a home office, snug or second reception, with direct access to the garden. Upstairs are two double bedrooms, the principal to the front, with a decorative fireplace and views over the green, and a second double overlooking the garden. A separate WC and a bathroom with a shower over the bath and built in storage complete the upper floor. From the landing, there is access to a boarded loft via a pull down ladder, providing additional storage space and housing the gas boiler.

Outside

The front garden is enclosed by a Cotswold stone wall and hedging, currently laid to gravel and offering a blank canvas for landscaping. Although there is no allocated parking, on lane parking is available.

To the rear, a paved seating area offers space for a table and chairs, with a shed also located on this level. Steps lead down to a decked terrace, then continue to a larger sloping area of garden, which is currently overgrown but backs onto open fields. Mature apple, plum, and greengage trees add character, and the space offers excellent potential for transformation.



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 at the mini roundabout and left again into Old Market passing the bus station on the left hand side. Bear left at the Britannia Inn and proceed up the hill into Walkley Wood. Pass the turning for Ragnall Lane and continue, following the lane on. Where the road splits take the bottom lane and the property can be found a little way along on the right.

Agents note

The property is of hollow clay pot construction.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. 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) although reception from Vodafone and O2 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.

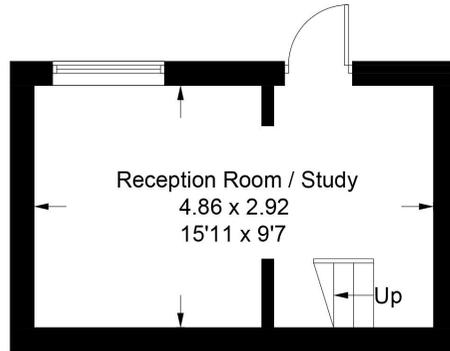
Local Authority

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

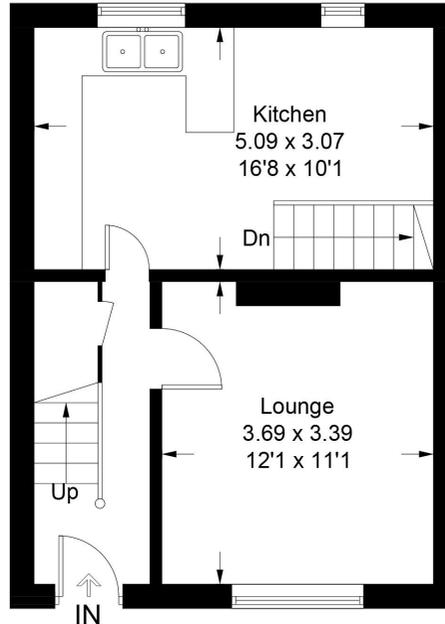


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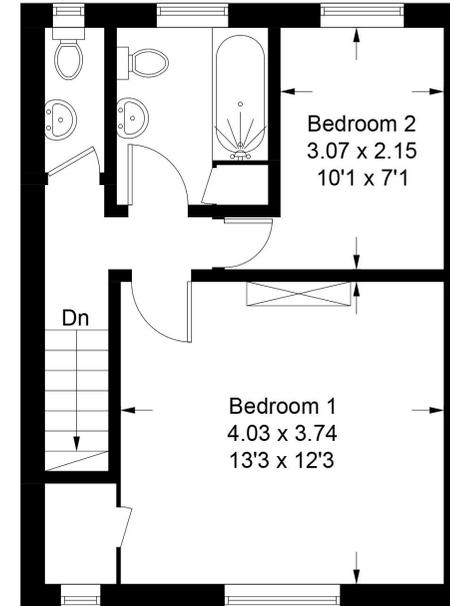
Approximate Gross Internal Area = 84.2 sq m / 906 sq ft



Lower Ground Floor

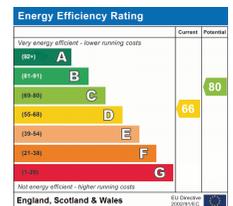


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225317)



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.