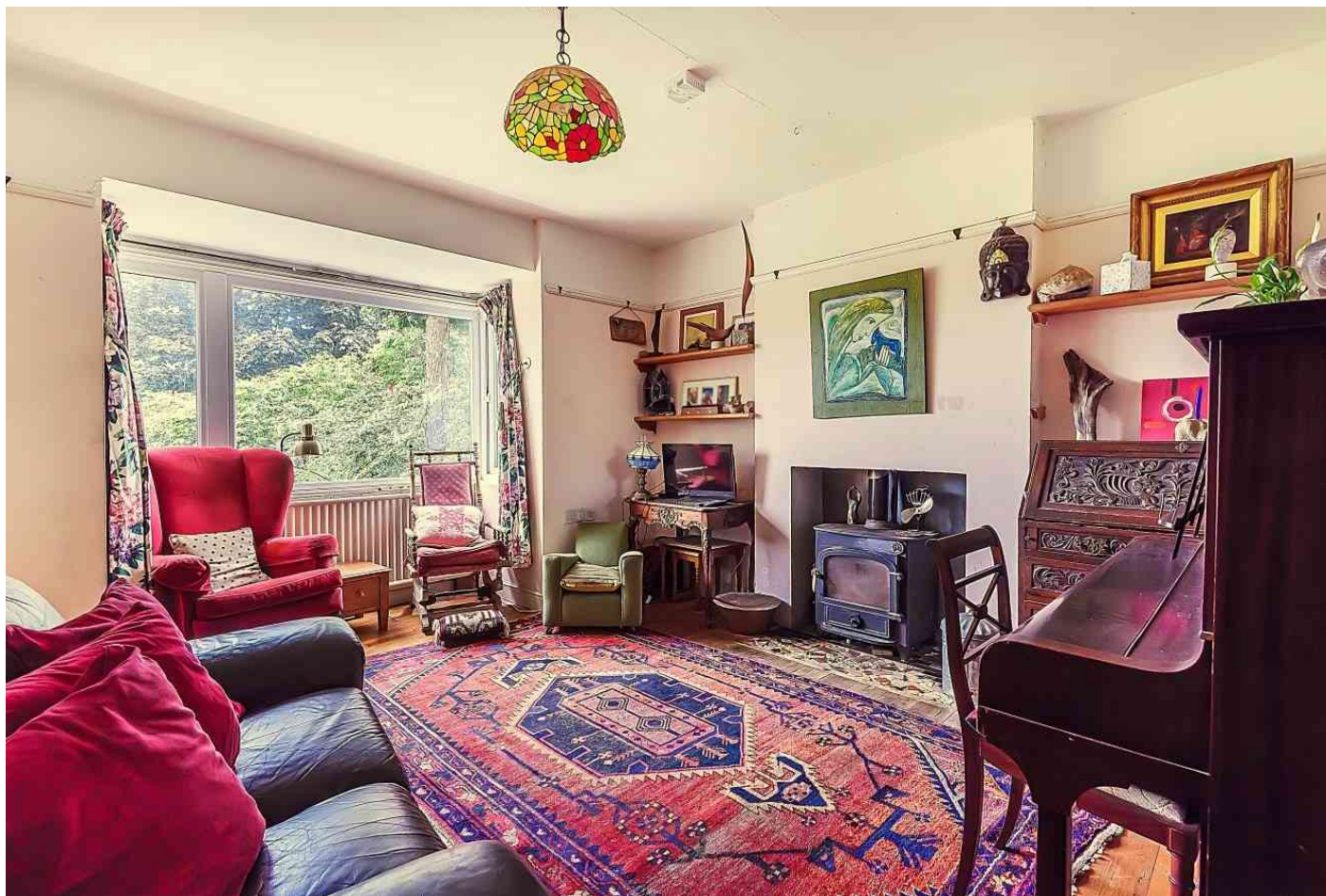




Heaven Haven, Star Hill, Nailsworth, Stroud, Gloucestershire, GL6 0EY
Price Guide £600,000

PETER JOY
Sales & Lettings



Heaven Haven, Star Hill, Nailsworth, Stroud, Gloucestershire, GL6 0EY

A detached individual 1930's house in a hidden spot above the Green at Star Hill with three bedrooms, two reception rooms, a lovely garden with a great outlook and parking

GLAZED PORCH, HALL, SITTING ROOM, DINING ROOM, 19' KITCHEN/BREAKFAST ROOM, REAR LOBBY, CLOAKROOM/W.C, THREE BEDROOMS, STUDY, BATHROOM, PARKING, GOOD GARDENS AND A LOVELY VIEW



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

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Description

Heaven Haven is an individual 1930's detached house situated in a lovely position above Nailsworth. This location is still very much part of the thriving local community but is tucked well away from passing traffic, with the shops and amenities of Nailsworth within easy reach and country walks just up the lane. The property has been the subject of improvement recently, with accommodation arranged over two floors. A porch, 14' sitting room with bay window, dining room, 19' kitchen/breakfast room, cloakroom W.c and rear lobby are on the ground floor, with a landing, three bedrooms, a study and a bathroom above, on the first floor. There is a real charm and character to the property, and the windows at the front take in the first class view. Prospective buyers will be pleased to know that the current owners have planning permission to extend the property. More information can be found on the Stroud District Council planning portal – Ref S.21/1804/HHOLD

Outside

The interior complemented by parking for several cars and a wonderful garden that really makes the most of the position and outlook. A path leads up from the road to the property. This is well planted to either side, with established shrubs and raspberry bushes. The path leads on the parking area, and neighbouring properties have a right of way over this pathway for access. The majority of the garden is to the front of the house. This pleasant area is mostly lawned, with a pond, mature trees and established planting. There is a path up to the front of the house, with a level area here – a great place to stop and take in the super view across the valley. The rear garden is smaller but still very usable, and the owners have a cabin and a shed here. There is another area of garden to the far side of the property and the owners used this for wood storage.

Location

The property can be found above The Green on Star Hill and within easy reach of all the amenities Nailsworth has to offer. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four 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 our Nailsworth office turn right up Spring Hill. Continue up the hill and take the 6th turning on the right into Star Hill. Carry on down the road, bear right at the bottom of the road and on your first visit park in the layby on the green. We will meet you there, and the property is just up the lane.

Agents Note

We are informed by the owner that the neighbouring properties have a right of way over the path that leads up to Heaven Haven and the parking area beyond the house.

Council Tax

Band - D

Services

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

Tenure

Freehold

Local Authority

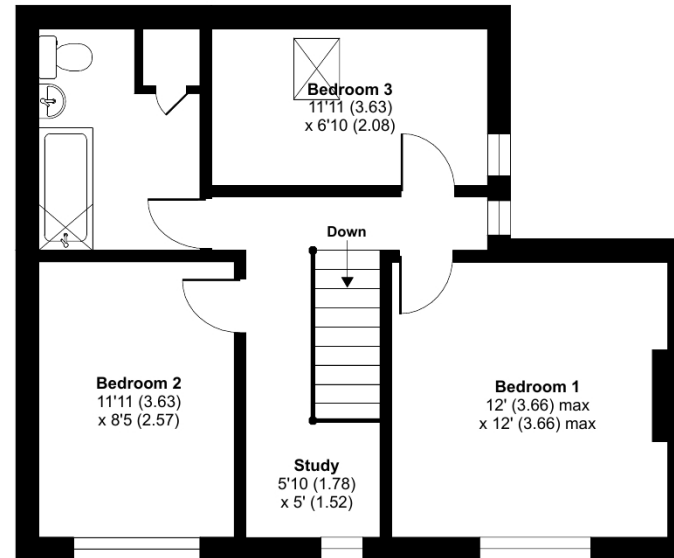
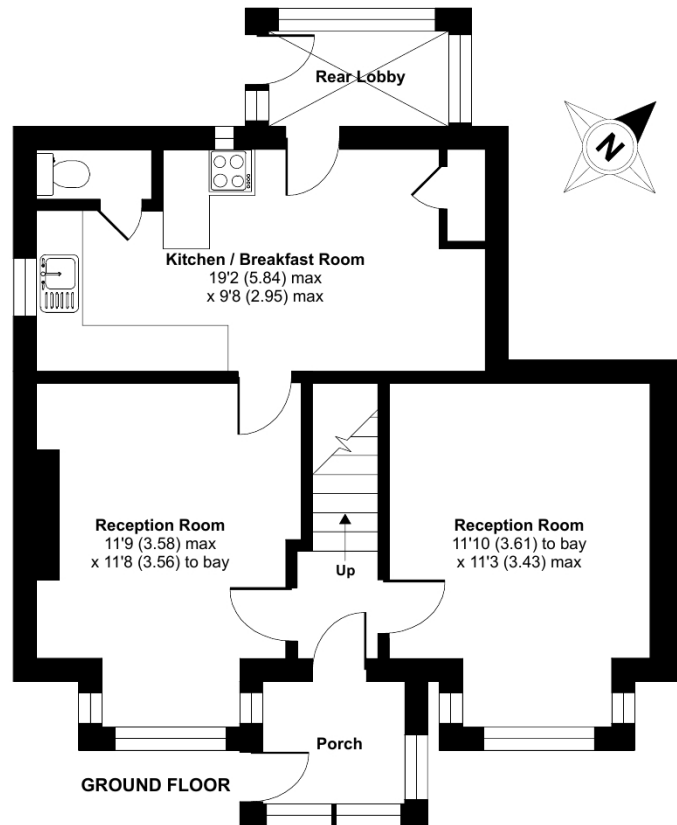
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



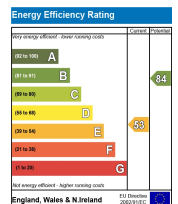
Heaven Haven, Star Hill, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 857329



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.