



The Chestnuts, Chestnut Hill, Nailsworth, Gloucestershire, GL6 0RA  
£535,000





## The Chestnuts, Chestnut Hill, Nailsworth, Gloucestershire, GL6 0RA

A lovely detached cottage in a quiet location close to the centre of ever popular Nailsworth with three double bedrooms, two reception rooms, a garage, parking and garden and a good view out over the chimney pots of the town

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, SITTING ROOM, DINING ROOM, THREE DOUBLE BEDROOMS, LARGE BATHROOM, GARDENS, GARAGE AND PARKING



Viewing by appointment only

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### Description

Situated in a peaceful position at the top of Chestnut Hill, this charming property enjoys wonderful views over the town of Nailsworth and the surrounding countryside. Nailsworth is a thriving Cotswold town known for its welcoming community and excellent amenities. It offers a range of independent shops, cafes, and restaurants, as well as access to beautiful countryside walks. Believed to have once been the Gardener's Cottage for the elegant house below, the home is rich in history, with accommodation arranged over two floors. The ground floor features a glazed entrance porch leading to a tiled entrance hall with a cloakroom. The kitchen/breakfast room has three windows to two aspects, making it a light and pleasant space. The sitting room includes a cosy Morso log-burning stove, while the characterful dining room has exposed stone walls, a bespoke built-in dresser unit, and French doors opening onto the front garden. Upstairs, the landing leads to three double bedrooms, all with built-in wardrobes and lovely views, along with a spacious bathroom. The town combines rural charm with good connections to nearby Stroud and beyond, making it a desirable place to live. Viewing highly recommended!

### Outside

The property benefits from a garage with parking to the front, and a lovely garden that has been comprehensively improved by the current owner. The garage is to the right of the property, with electric roller door and is currently used in part as a studio. Steps lead down to a beautifully designed garden, featuring a main lawned area bordered by a variety of mature plants and shrubs. The garden is framed by decorative Cotswold stone walling, adding to its charm and creating a visually striking, professionally landscaped space. A patio terrace provides two distinct seating areas with space for a table and chair set and to entertain, eat and relax. A side gate offers convenient access to Chestnut Hill, making it easy to stroll into the heart of Nailsworth to explore the town or to join friends for coffee.



### 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 Old Market Street. Proceed along the road passing the bus station on your left hand side and Brutons Hardware store on your right. Chestnut Hill is the next turning on the right hand side. Proceed up the hill for approximately 300 yards where the property 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 superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

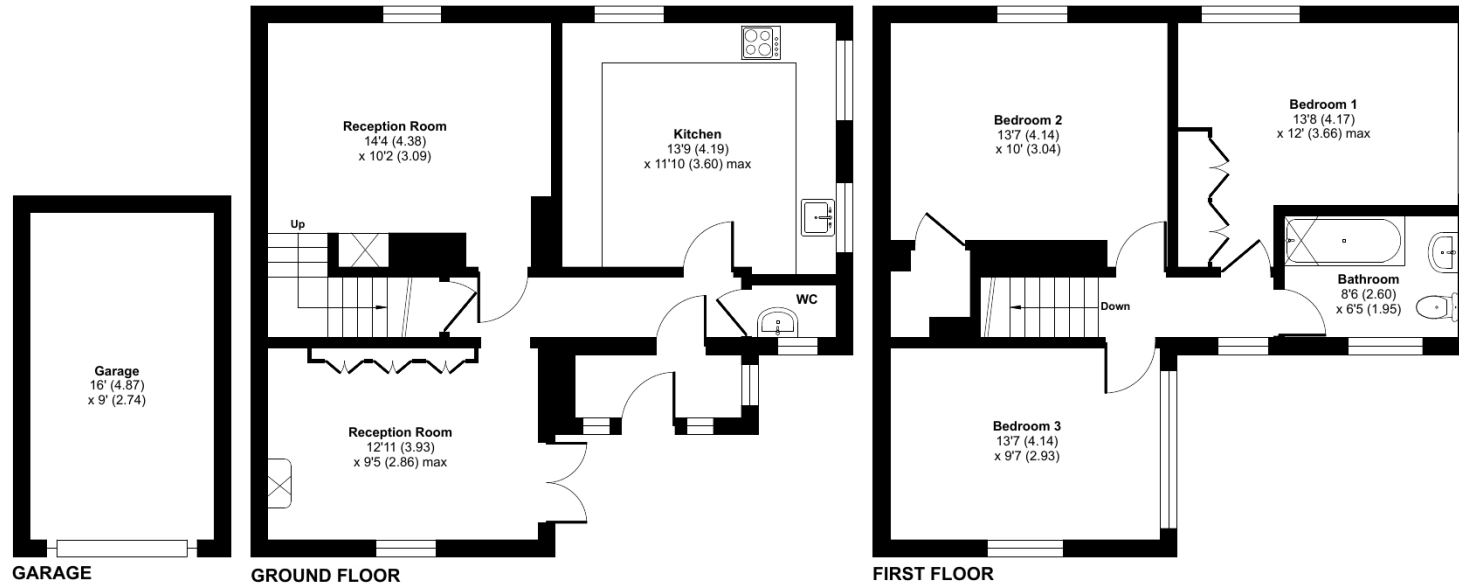
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



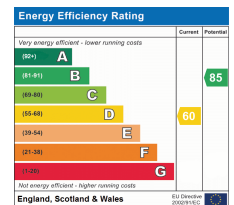
# The Chestnuts, Chestnut Hill, Nailsworth, Stroud, GL6



Approximate Area = 1155 sq ft / 107.3 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 1299 sq ft / 120.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Peter Joy Estate Agents. REF: 1227276



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.