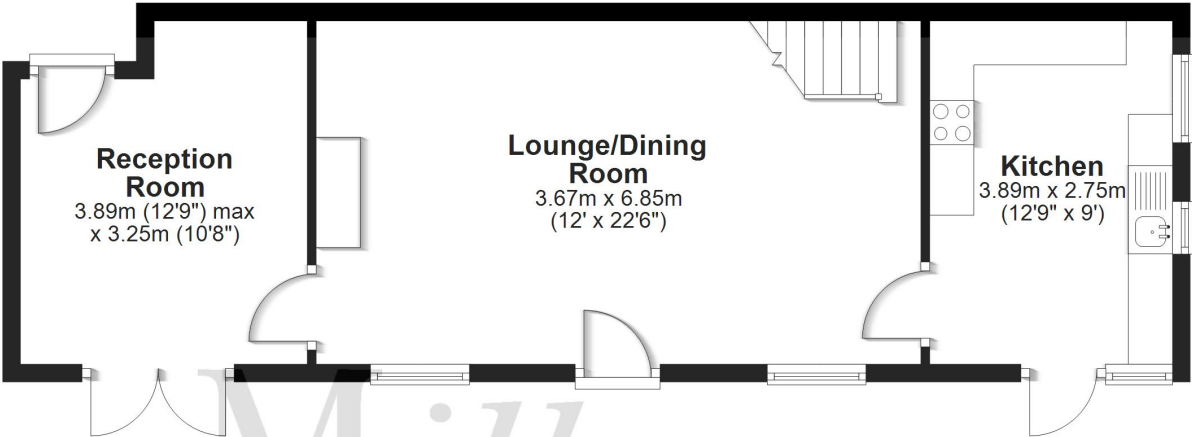






# Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



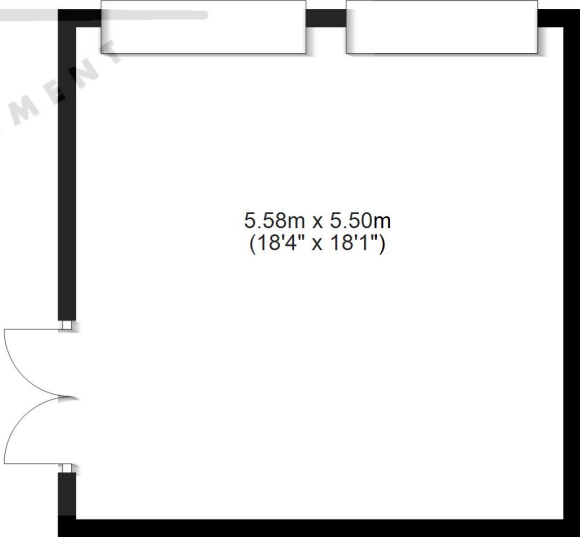
# First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



# Garage

Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 115.7 sq. metres (1245.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# The Chimes, Forthay, North Nibley, Gloucestershire GL11 6DY

Nestled in the charming Cotswold Village of North Nibley, renowned for its stunning scenery and delightful country walks, you will find 'The Chimes' - a captivating stone cottage with a rich history dating back circa 150 years. The cottage gardens, mainly laid to lawn with a selection of trees and mature shrubs, offer a perfect retreat to immerse yourself in uninterrupted views of the Tyndale Monument. Enjoy beautiful views of the hills from the raised decking, creating the perfect area to enjoy al-fresco dining on warmer days. As you descend through the gardens, passing beautiful flowerbeds, you will find a further patio which takes you into the property. The living/dining room is generous and inviting, perfect for spending cherished moments with family and friends, whether by the wood burner or enjoying a home-cooked meal at the dining table. The kitchen is of a modern design, with wooden effect worktops and integrated appliances, which is found on the right-hand side. A beautiful and sunlit reception room offers a versatile space for an office or playroom with French Doors to the garden and a separate entrance to the dwelling. Ascending the stairs, a generous landing leads to two double bedrooms, one single bedroom that includes built-in storage, all serviced by the modern family bathroom, well lit with a Velux window above. 'The Chimes' is a haven of tranquillity and beauty in a sought-after village location, giving you a true taste of the charm the Cotswolds have to offer.

## Situation

North Nibley sits on the edge of the Cotswold escarpment, straddling the Cotswold Way on the western edge of the Cotswolds Area of Natural Beauty (AONB). The village lies between the local market towns of Dursley and Wotton-under-Edge. Just a short walk away, is the well-known landmark of Tyndale Monument which overlooks the village and can be seen for miles around. The village has a parish church, a primary school ([northnibley.gloucs.sch.uk](http://northnibley.gloucs.sch.uk)), the Blackhorse Inn, and a fantastic coffee shop. The reputable Katherine Lady Berkley Secondary School is located in the nearby town of Wotton under Edge, with a bus service running between the two. The village is also conveniently located for access to the M5 and Cam and Dursley railway station (approx 4.9 miles).

## Property Highlights, Accommodation & Services

- Three Bedroom Semi-Detached Stone Cottage in a Village Location
- Sought-After Cotswold Village With Gorgeous Views of The Tyndale Monument
- Scenic Location Adjacent To The Cotswold Way Walking Trail
- Modern Family Bathroom
- Extensive Character Features
- Wonderfully Secluded Position
- Private and Enclosed Rear Garden with Green Backdrop
- Character Features - Exposed Stone Wall and Log Burner
- Double Garage And Driveway Parking
- Stroud District Council - Band D

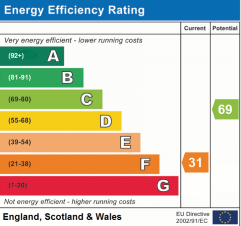
## Directions

On entering the village of North Nibley from the direction of Wotton under Edge, turn right into Barrs Lane at the Black Horse Inn. Follow along this lane leaving the village. At the forked turning, keep right, signposted to Millend and Waterly Bottom. From here, a short way along, The Chimes can be located on the left handside.

**Local Authority & Council Tax** - Stroud District Council - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_wottonsales@milburys.co.uk](mailto:mil_wottonsales@milburys.co.uk) Tel: 01453 842666



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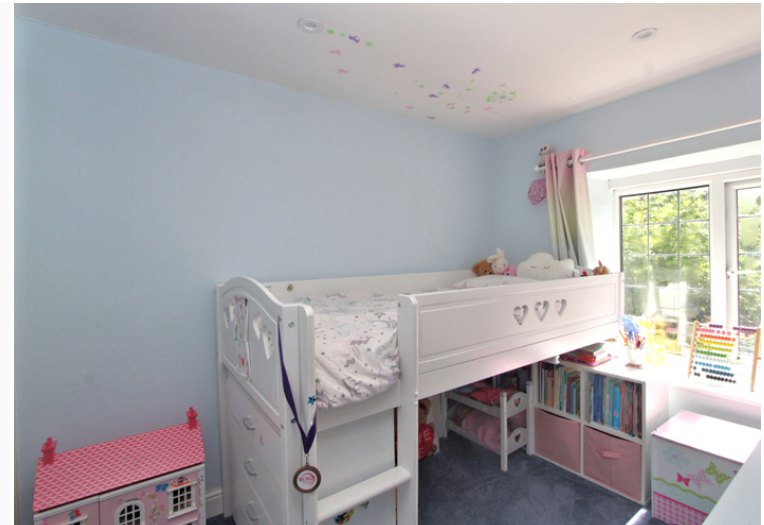




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