



2 Strathmore Cottages, Walkley Wood, Nailsworth, Gloucestershire, GL6 0RZ
£575,000



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A charming four storey semi detached Cotswold stone cottage in a stunning location with breathtaking valley views and off road parking

ENTRANCE HALL, SITTING ROOM, SUNROOM, KITCHEN/DINING ROOM, UTILITY ROOM, WORKSHOP, THREE BEDROOMS, BATHROOM, LANDSCAPED GARDEN TO FRONT AND OFF ROAD PARKING FOR ONE VEHICLE



Viewing by appointment only

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Description

2 Strathmore Cottages is a delightful semi detached cottage built from cotswold stone, situated in the peaceful hamlet of Walkley Wood. The property enjoys spectacular views across the valley and is within walking distance of the popular market town of Nailsworth, as well as beautiful countryside walks right from the doorstep. This well loved home has been in the same ownership since 1979 and has been extended, beautifully maintained, and cherished as a family home over the years. The characterful accommodation is arranged across four floors, offering a unique layout that allows family members to enjoy their own space.

You enter the property via a porch into a welcoming hallway, with stairs leading both up and down. To the right is a lovely sitting room featuring windows to both front and rear, allowing plenty of natural light and offering fantastic views. The adjacent sun room, with oak flooring and french doors opening to the garden, is the perfect spot to relax by the cast iron log burning stove on cooler days. On the lower ground floor is a spacious kitchen/dining room ideal for entertaining. It features a good range of units, a Rayburn that heats the water, and a conventional cooker. From here, a door leads to a practical utility room with plumbing for a washing machine and access to the front garden. A good sized workshop is also located on this level. The first floor offers the principal bedroom with two windows showcasing the rear views, as well as the family bathroom. Stairs then lead to the top floor, where you'll find two further double bedrooms, perfect for children or guests.

Outside

A driveway provides off road parking for one vehicle. A garden gate leads to a charming front garden with lawns, well stocked flower beds, a small garden shed, and a lovely wooden veranda that wraps around the sunroom - an ideal spot to sit and enjoy the scenery.

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, then left again at the mini roundabout into Old Market. Proceed through the town, passing the bus station on the left. At the Britannia Pub, turn left, signposted Shortwood. Continue up the hill, passing the turning to Ragnal Lane on the left. 2 Strathmore Cottages can be found further along on the right, marked by our for sale board.

Agents note

The neighbouring property, Rosedene, has been granted planning permission for the construction of a garden room, the addition of access steps, and alterations to the boundary wall (Planning reference: S.22/2313/HHOLD).

Property information

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

Local Authority

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



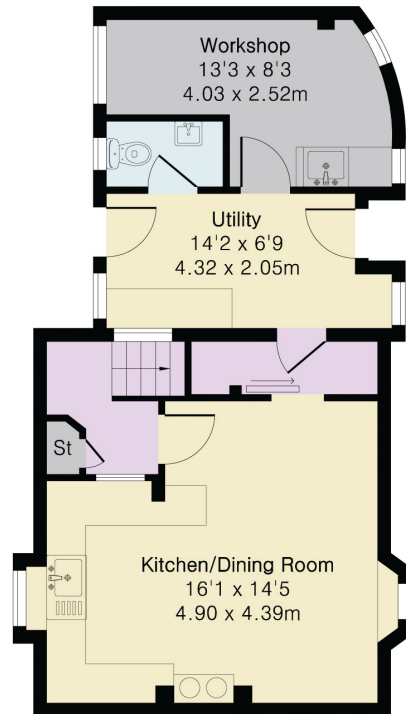
Approximate Gross Internal Area 1535 sq ft - 143 sq m

Lower Ground Floor Area 522 sq ft – 49 sq m

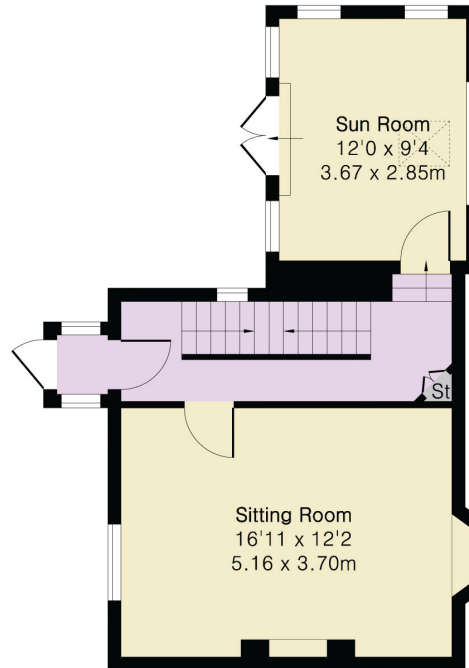
Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 290 sq ft – 27 sq m

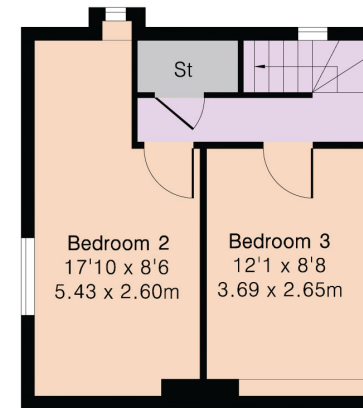
Second Floor Area 291 sq ft – 27 sq m



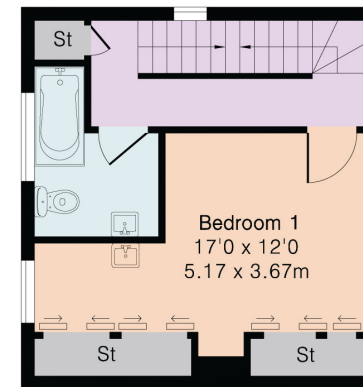
Lower Ground Floor



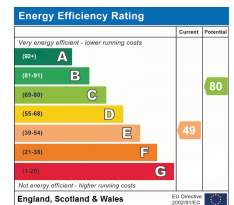
Ground Floor



Second Floor



First Floor



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.