



Claremount, Hayes Road, Nailsworth, Gloucestershire, GL6 0EB
Price guide £620,000

PETER JOY
Sales & Lettings



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A stunning two storey detached family home, located on a popular residential road high above Nailsworth town centre and enjoying breathtaking views across the valley. This beautifully renovated property offers three double bedrooms, two bathrooms, excellent parking, and a lovely, landscaped rear garden

ENTRANCE HALL, SITTING ROOM, LARGE KITCHEN/DINING ROOM, STUDY/BEDROOM 4, UTILITY, CLOAKROOM, CELLAR, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, BATHROOM, GARDENS AND PARKING

Viewing by appointment only

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Description

Claremount has been a true labour of love for its current owners, who transformed what was once a single storey bungalow into a stunning two storey family home. The interior is filled with natural light, creating a warm and inviting atmosphere, with flexible accommodation spread across two floors.

Upon entering, you are welcomed into a hallway. To the left, a cosy sitting room provides the perfect space to unwind, while to the right, a study offers versatility - it could easily serve as an additional bedroom or reception room. The ground floor also includes a well equipped utility room and a separate cloakroom. The heart of the home is the breathtaking, first class extended kitchen/dining room at the rear, featuring bifold doors that open onto the garden. This space boasts high quality kitchen units, a large central island and a generous dining area ideal for entertaining. Stairs lead from the kitchen to a landing on the first floor. The principal bedroom stretches from the front to the rear of the property, offering stunning valley views. It also benefits from a luxurious en-suite shower room with high quality fittings. Bedrooms two and three are both spacious double rooms—one facing the front and the other overlooking the rear garden. The stylish family bathroom features a bathtub, ideal for relaxing evenings or bathing young children. This is a truly exceptional home, and we highly recommend a visit—you won't be disappointed!

Outside

The house is approached via a block paviour driveway with parking for three cars, and an electric hook-up for a vehicle. Steps lead to the front door, and the carefully designed front and rear gardens are simply amazing. A lovely, paved area at the front provides a perfect spot for morning coffee. Double timber doors at the side of the property lead to a large timber shed with power and lighting, which also has a side door providing direct access to the kitchen. To the other side is a securely gated covered store that measures 23'9 x 5'1".

The landscaped rear garden enjoys a west facing aspect. The seamless connection between the house and garden makes it ideal for summer gatherings. The outdoor space is thoughtfully divided into three sections, featuring sweeping red brick low walls, well stocked flower beds, and a lawn area. There is also a children's playhouse, mature trees, and secure fenced and hedge boundaries.

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 then left again at the mini roundabout. Proceed up Spring Hill, passing the Youth Club on the right hand side. Take the next right onto Hayes Road and follow the road along where Claremount 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 B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast 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



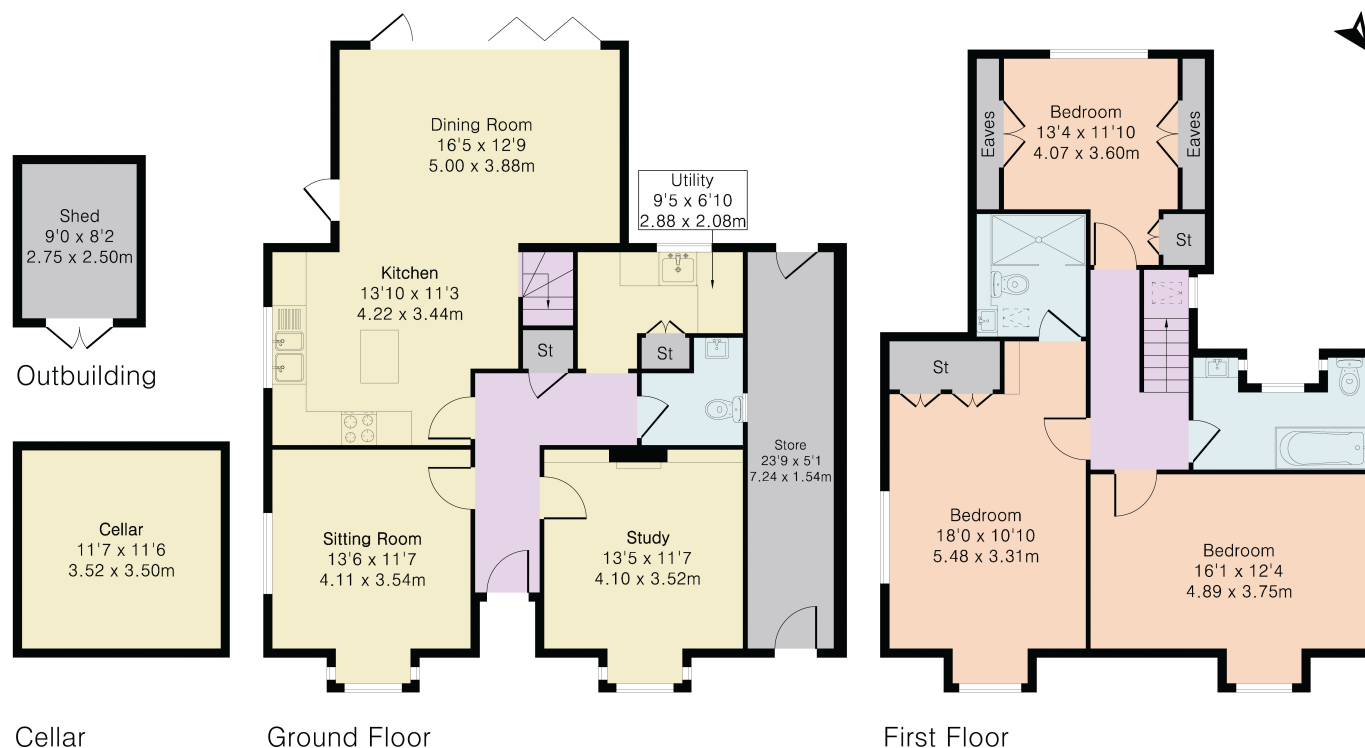
Approximate Gross Internal Area 1850 sq ft - 172 sq m

Cellar Area 135 sq ft – 13 sq m

Ground Floor Area 961 sq ft – 89 sq m

First Floor Area 693 sq ft – 64 sq m

Outbuilding Area 61 sq ft – 6 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90-100) A		
(81-89) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.