



2 Orchard View, Walkley Wood, Nailsworth, Gloucestershire, GL6 0RS
£599,950

PETER JOY
Sales & Lettings



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A stunningly extended house in a superb location at Walkley Wood, Nailsworth, boasts a first-class kitchen/family room, three spacious bedrooms, two luxurious bathrooms, a dedicated home office, and magnificent views across the valley, all bathed in natural light

PORCH, ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM WITH WOOD BURNING STOVE, STATEMENT 27' KITCHEN/FAMILY ROOM WITH UNDERFLOOR HEATING, CONTEMPORARY UNITS AND BI-FOLD DOORS ONTO THE FRONT TERRACE, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM AND GLAZED DOORS TO THE GARDEN, FAMILY BATHROOM, TWO FURTHER BEDROOMS, GARAGE AND PARKING, TERRACE AND ROOF GARDEN, DETACHED PURPOSE BUILT HOME OFFICE

Viewing by appointment only

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Description

Nestled in the tranquil embrace of Walkley Wood, Shortwood, 2 Orchard View emerges as a testament to impeccable design and meticulous upkeep. This statement home, rightfully earning the title of 'immaculate,' proudly overlooks the picturesque expanse of the Newmarket Valley. Over the past decade, 2 Orchard View has undergone two transformative improvement programs, each leaving an indelible mark of modern elegance. In 2014, a comprehensive renovation breathed new life into the property, extending its footprint and meticulously updating its electrical and plumbing systems. The current owners have further elevated this exceptional residence by adding a stunning 27' kitchen/family room, complete with a roof terrace, a timber-clad porch, and a brilliant detached home office. Step through the welcoming timber-clad porch into the entrance hall, where a cloakroom/WC. with plumbing for a washing machine awaits. To the left lies the inviting sitting room, graced with a fireplace adorned with a wood-burning stove, while to the right, the extraordinary 27' kitchen/family room beckons. This first-class living space effortlessly accommodates cooking, dining, and relaxation, its underfloor heating ensuring year-round comfort. Impeccable kitchen fittings by the esteemed local firm Dixon Grey complement the room's modern aesthetic, while bi-fold doors seamlessly connect the interior to the front terrace, inviting the breath-taking valley views inside. Ascending the staircase from the hall, you arrive at the first floor, where a landing opens up to a principal bedroom featuring an en suite shower room and glazed doors leading to the garden. A family bathroom and two additional bedrooms complete this level. Throughout the property, meticulous attention to detail and a discerning design sensibility are evident, creating an ambiance of refined elegance. Windows at the front of the property capture the sweeping vistas of the valley and the captivating countryside beyond. 2 Orchard View is a masterpiece of modern living, a harmonious blend of impeccable design, thoughtful renovations, and a prime location. It is a home that truly embodies the essence of immaculate living.

Outside

The property is complemented by a detached home office, garage, front terrace and roof garden. Steps lead up from the parking space and garage to the front of the house. The view across the Newmarket valley here is superb, and the owners have made to most of this by creating a paved terrace here that connects brilliantly with the kitchen/family room once the bi-fold doors are open. Steps lead up at the side of the house to the rear garden, and this area can also be reached by the glazed double doors in the principal bedroom. A couple of steps take you on to the roof garden. This is also paved, with a frameless glass balustrade for the full impact of the view and exterior lighting. The home office is detached and insulated, and is the perfect work from home space. Feature lighting has been carefully used, and power connections are fitted at the front and back of the property, including fully powered garage.

Location

The property is set above a country lane at Walkley Wood, above Nailsworth. The town has become an increasingly popular shopping destination within the Stroud Valleys, with from a large selection of independent shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops and a selection of well regarded cafes and regarded restaurants. Nailsworth is also home to Forest Green Rovers Football Club. There is state and private schooling within the area, and 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 carry on down the hill. At the mini roundabout turn left, and left again into Old Market (The High Street). Proceed along the road and turn left in front of The Britannia Inn, signposted Shortwood. Continue up the hill, and bear right for Shortwood, into Pike Lane. Pass the turning for Rockness Hill and the property can be found set up on the left, before the turning to Ragnall Lane.

Agents note

The property benefits from a right of way over the wooden steps at the bottom of the plot at road level, and a right of way over the path of the neighbouring property. The current owner doesn't use these accesses/areas, as they have created new steps at the front of the property.

Tenure

Freehold

Services

Gas central heating (underfloor heating in kitchen), mains electricity, water and drainage

Council Tax

The council tax banding is C.

Local Authority

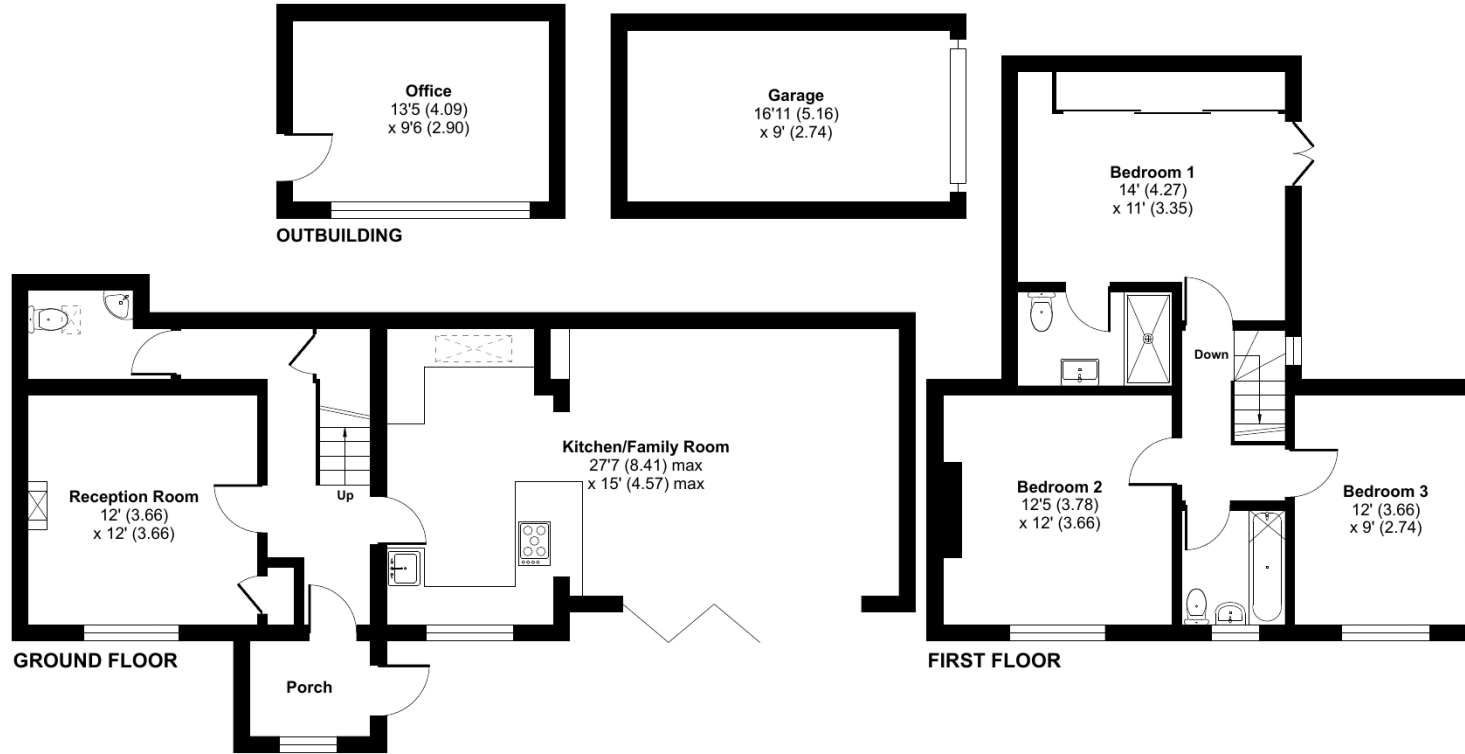
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



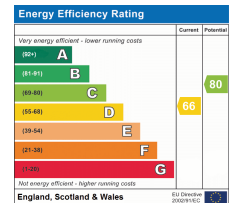
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Approximate Area = 1295 sq ft / 120.3 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 127 sq ft / 11.8 sq m
 Total = 1574 sq ft / 146.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1051537



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.