



Ladycroft, Newmarket Road, Nailsworth, Gloucestershire, GL6 0DQ

£375,000

**PETER JOY**  
Sales & Lettings



## Ladycroft, Newmarket Road, Nailsworth, Gloucestershire, GL6 0DQ

An older style detached house in a popular residential road, just a short walk from Nailsworth town centre. This two bedroom home features a sitting room and separate dining room, with scope to modernise and personalise throughout

ENTRANCE PORCH, SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY, WC, TWO BEDROOMS, BATHROOM AND GARDEN

Viewing by appointment only

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## Description

This older style detached house is arranged over two floors and offers well proportioned accommodation with excellent potential for updating and modernisation. An enclosed entrance porch with tiled floor and decorative stained glass windows leads through to the entrance hall, where stairs rise to the first floor and doors open to the principal reception rooms. The sitting room is a bright and comfortable space, centred around a marble fireplace with tiled hearth and enjoying windows to the front and side, allowing natural light to flow in. The dining room is a separate reception room, also well lit, with tiled flooring and a useful understairs cupboard. A small rear lobby leads to a downstairs WC and provides access to the rear garden. The kitchen adjoins the dining room and is fitted with a range of base and wall units. Upstairs, there are two double bedrooms, both benefitting from large windows that give the rooms a light and airy feel. The principal bedroom includes a built in cupboard, while the second bedroom also houses an airing cupboard. A window on the landing overlooks the rear garden, and the bathroom is fitted with a bath with shower over, WC and basin. The property benefits from double glazed windows throughout (with the exception of the downstairs WC).

## Outside

The property is approached via a wrought iron gate and a gently sloping path leading to the entrance, with mature hedging and trees providing a degree of privacy from the road. At the rear, a paved pathway wraps around the house, offering practical access to all sides. Steps to the side lead up to a raised lawn, which presents an exciting opportunity for landscaping or terracing to create a more usable garden space. The garden is enclosed by a combination of Cotswold stone wall, fencing and hedging, providing a clearly defined outdoor area with scope to personalise. To one side of the garden is a further paved area, ideal for a table and chairs, with a garden shed positioned nearby. An external door from the house opens into a small boiler room, adding convenience without taking up internal living space.



## 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 office carry on down the road and take the first left at the roundabout. Drive up the hill and take the first left into Old Market and Nailsworth centre. Continue, passing the shops, and bear right at the Britannia. Pass the car park and the property will be found a little way along on the right, just Prices Mill doctors surgery.

## Agents note

This property is being sold on behalf of executors and it is marketed subject to obtaining the grant of probate. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

## 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 ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

## Local Authority

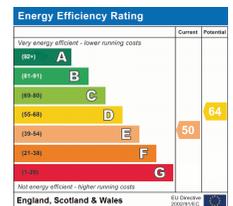
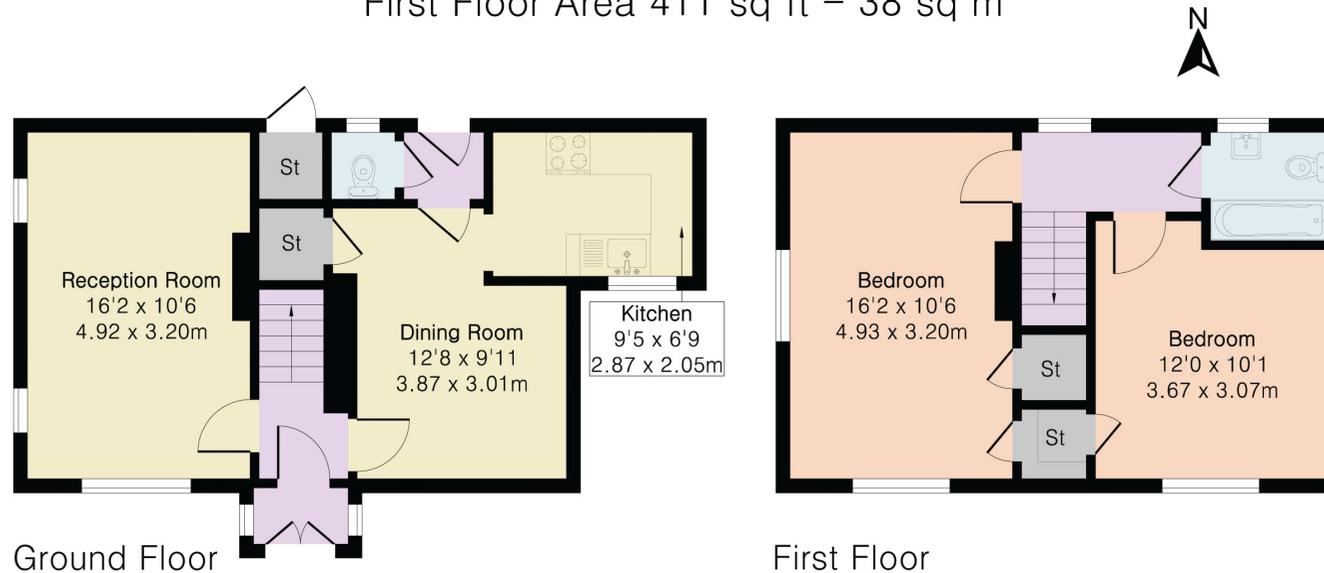
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



## Approximate Gross Internal Area 876 sq ft - 81 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 411 sq ft – 38 sq m



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.