



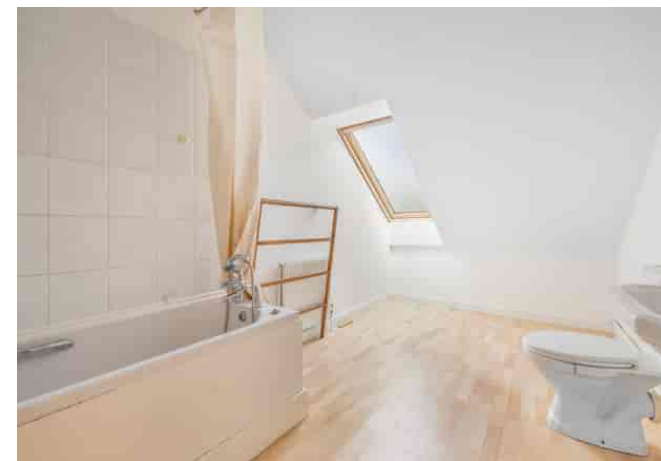
7 Old School Close, Nailsworth, Gloucestershire, GL6 0NY
£700,000



7 Old School Close, Nailsworth, Gloucestershire, GL6 0NY

An executive detached family home, ideally located just a short distance from the town centre, offering four well proportioned bedrooms, a generous double garage and far-reaching views across the valley. This is a rare opportunity in a sought after location, and early viewing is highly recommended

ENTRANCE HALL, CLOAKROOM, 25' KITCHEN/DINING ROOM, 17' SITTING ROOM, FOUR BEDROOMS, BATH AND SHOWER ROOMS, GARDEN, DOUBLE GARAGE AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Tucked away in an exclusive cul-de-sac of just four similar executive homes, 7 Old School Close offers over 2,000 sq ft of flexible and spacious accommodation across three levels, with far reaching views across the valley towards Watledge. This attractive detached residence is ideally situated just a short walk from the vibrant centre of Nailsworth, while also enjoying immediate access to beautiful countryside walks, offering the best of town and country living.

The property is offered chain free and presents a wonderful opportunity for buyers looking to personalise and modernise a substantial family home in a first class location. A porch opens into a welcoming entrance hall with stairs leading both up and down. On this level are three generous double bedrooms, including a principal suite with en-suite shower room, along with a spacious family bathroom. A personal door provides direct access to the integral double garage. On the lower ground floor, a cloakroom is located halfway down the stairs. The main living spaces open up beautifully on this level, a substantial 25' kitchen/dining room provides an excellent hub for family life and entertaining, while a 17' sitting room with French doors opens onto the rear garden, perfectly blending indoor and outdoor living. Stairs from the entrance hall lead to a galleried landing, ideal for use as a study area or reading nook, and a further generous double bedroom, offering ideal space for guests, teenagers, or a home office.



Outside

The property is approached via a shared private driveway serving just four homes. A gravelled area offers off road parking for two vehicles and access to a double garage featuring one electric and one manual door. To the rear, the enclosed garden enjoys a delightful sense of privacy and space. A paved patio provides a perfect spot for al fresco dining, while gently sloping lawns, mature trees, and fenced boundaries create a peaceful outdoor retreat. The standout feature here is the spectacular view across the valley to Watledge and beyond.

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 left again at the mini roundabout into Spring Hill. Proceed up the hill turning right into Northfields Road where Old School Close is the first entrance on the right hand side. Number seven is the first house on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone and O2 may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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

7 Old School Close, GL6 0NY

Approximate Gross Internal Area = 212.2 sq m / 2284 sq ft
(Excluding Void)

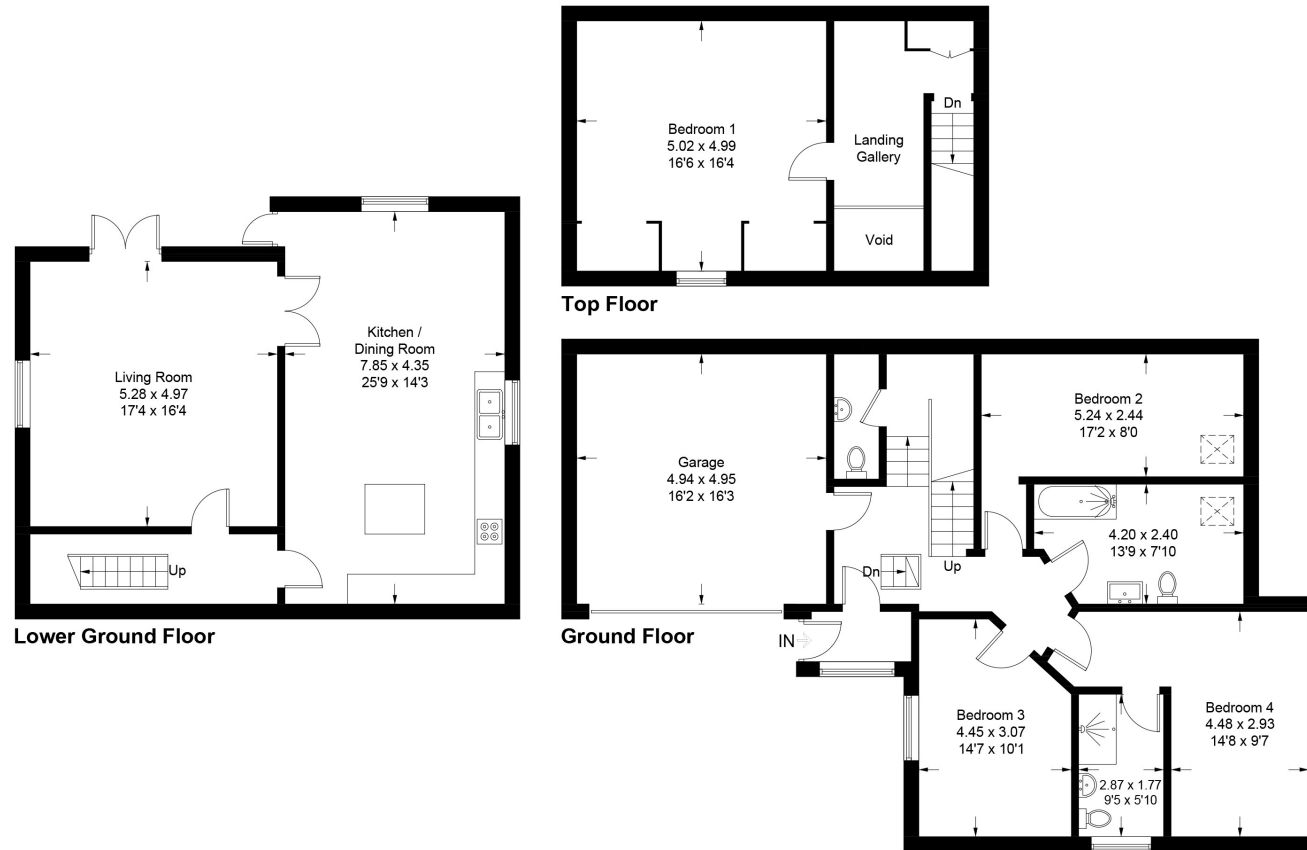


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235564)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-90) B		
(69-81) C	73	79
(55-69) D		
(39-55) E		
(21-39) F		
(1-21) 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.