



Lavender Cottage, Downend, Horsley, Gloucestershire, GL6 0PQ
£550,000

PETER JOY
Sales & Lettings



Lavender Cottage, Downend, Horsley, GL6 0PQ

A quintessential Cotswold stone character cottage in great spot bordering fields at popular Horsley with two reception rooms, four bedrooms, a large garden and bags of character and charm, offered to the market chain free

ENTRANCE AREA, CLOAKROOM/WC, KITCHEN, 15' DINING ROOM, 16' SITTING ROOM, FOUR BEDROOMS, BATHROOM, STUDY AND A LARGE GARDEN THAT BORDERS FIELDS BEHIND

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Ask someone to describe the ideal Cotswold character home and there's a good chance they would draw you a picture of Lavender Cottage. This detached cottage has bags of charm, and a large garden that borders the field behind. It is very much part of the inclusive, friendly local community, with a great primary school, pub and community shop up the road and the shops and amenities of Nailsworth just a mile away.

The property is built from natural stone using traditional local methods, with accommodation arranged over three floors. An entrance area, kitchen, 15' dining room with an old fireplace and bread oven recesses and a 16' sitting room with fireplace with wood burning stove are on the ground floor. A landing, two bedrooms and a bathroom are on the first floor, with a study, two further bedrooms and a shower at the top of the house, on the second floor. Prospective buyers are bound to love the character and feel of the property, and they may look to extend the property subject to planning permission and building consent, as the size of the plot would more than allow for this.

Outside

The property has a lovely garden. The property has been built facing into this area, for the outlook over the fields, with the lane behind. A pedestrian gate leads into the plot, with a paved area to the side of the cottage. There is a another paved area in front of the house and this is the ideal spot to sit and enjoy the outlook into the garden and the open land behind. A couple of steps lead up into the garden from here. This large area is mostly laid to lawn, with borders stocked with established plants and edged with dry stone walls. There is a useful block build shed in the corner of the garden, and the whole area enjoys the open outlook.



Location

The property is in Downend, Horsley. This popular village boasts a shop, church and primary school. The lively Cotswold town of Nailsworth is approximately 1½ miles away and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets, free parking and both state and private schooling in the area. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 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 turn right and proceed along the A46 Bath Road bearing right in the direction of Horsley and Wotton-under-Edge. Continue into the village taking the first turning right signposted Downend and Wallow Green just before the pub. Follow the road down and into the Hamlet passing Stevens Way on the right hand side. Continue, and the property can be found some way down on the right, backing onto the lane.

Property information

The property is freehold. The council tax band is E. The property has gas central heating, mains electricity and water connected, but it is not connected to the public drain. We are informed by the owner that the property currently discharges sewage into a lissom directly in the rock below, and buyers may wish to install a modern private drainage system, or, if possible connect to the main. The cost of this has been considered when valuing the house and deciding upon an asking price. We have checked the service and reception levels available locally through the OFCOM network checker and a standard and Ultrafast broadband service is available, and you are likely to have good mobile or data service with the any of the main providers, although reception inside the house may be limited.

Local Authority

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

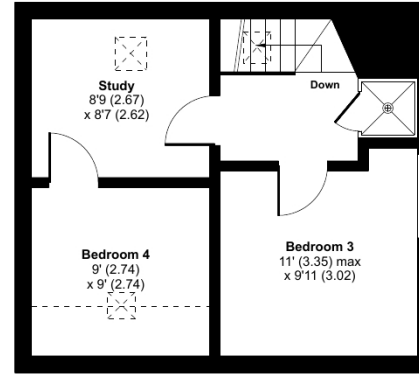


Lavender Cottage, Downend, Horsley, Stroud, GL6

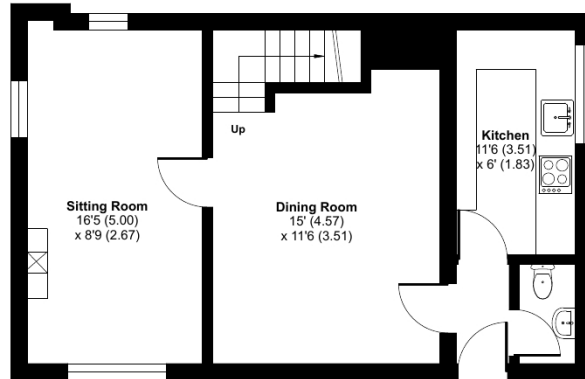
Approximate Area = 1193 sq ft / 110.8 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Total = 1216 sq ft / 112.9 sq m

For identification only - Not to scale

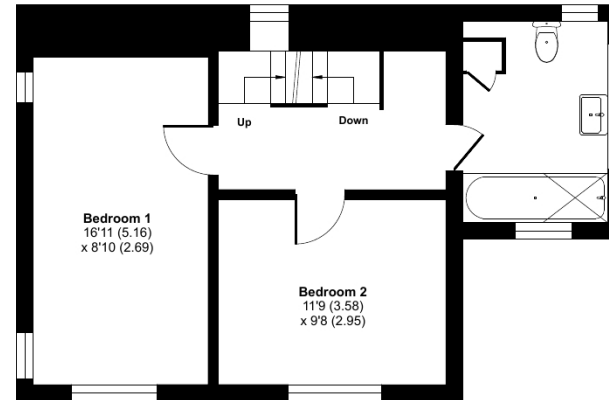
Denotes restricted head height



SECOND FLOOR



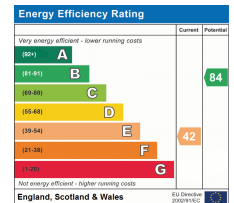
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1130490



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.