



Seven Acres, Dark Lane, Nailsworth, Gloucestershire, GL6 0DR
Price guide £650,000

PETER JOY
Sales & Lettings



Seven Acres, Dark Lane, Nailsworth, Gloucestershire, GL6 0DR

A spacious four bedroom detached home enjoying stunning far reaching valley views, set in an elevated position on the outskirts of popular Nailsworth. With a generous south facing garden, ample parking and double garage, the property offers well balanced accommodation and excellent potential to create a superb family home

SUN ROOM, KITCHEN, DINING ROOM, RECEPTION HALL, SITTING ROOM, CLOAKROOM/WC, FOUR BEDROOMS, BATHROOM, SEPARATE WC, GARDENS, DOUBLE GARAGE AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

This well proportioned detached home occupies an elevated position on the outskirts of the popular town of Nailsworth, enjoying a peaceful setting with breathtaking far reaching views across the surrounding valley. The property is entered via a light filled sun room, glazed to three sides and perfectly positioned to take full advantage of the garden and outstanding outlook beyond. From here, a door leads into the kitchen, fitted with a range of base and wall units, built-in dishwasher, oven and hob, and a window overlooking the front garden. The kitchen opens into a spacious reception hall, a central feature of the home, providing access to the principal ground floor rooms, along with a useful cloaks cupboard and a separate cloakroom fitted with WC and wash basin. The dining room is positioned to the rear and enjoys a pleasant outlook over the garden, creating an ideal space for entertaining. The sitting room lies beyond and is a particularly bright and comfortable space, benefitting from dual aspect windows and a feature fireplace. The layout offers clear potential, subject to the necessary consents, to open up the kitchen and dining room to create a larger, contemporary family space. Upstairs, the landing provides access to four bedrooms. The principal bedroom benefits from built-in wardrobes and enjoys the exceptional views to the rear, with two further bedrooms also taking advantage of the same far reaching outlook. The fourth bedroom, positioned to the front, offers flexibility as a single bedroom, nursery or home office. The bathroom is fitted with a bath, separate shower and vanity unit, with a separate WC adjacent. While the property would now benefit from a programme of updating, it offers excellent scope for a purchaser to modernise and create a home tailored to their own tastes and requirements.

Outside

The gardens are a particular feature of the property, with the rear garden enjoying a desirable south facing aspect and making the most of the stunning elevated position with panoramic views across the valley. A generous paved terrace extends directly from the sun room and wraps around the rear of the property, providing an ideal space for outdoor dining and entertaining while taking in the exceptional outlook. Steps lead down to a large, gently sloping lawn, bordered by mature hedging and well established planting, creating a private and enclosed setting. The garden is well stocked and includes a greenhouse, two sheds and a pond, along with a variety of mature shrubs and a striking weeping willow. The open aspect to the rear allows for uninterrupted views across the surrounding countryside and neighbouring valley. To the front, wrought iron gates open onto a driveway providing parking for several vehicles and access to a double garage, fitted with two up and over doors, power and light, and a rear access door leading into the garden. The front garden is attractively arranged with lawn, established planting and a cherry blossom tree, with gated side access available on both sides of the property.

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 at the mini roundabout turn left into Spring Hill. Continue up the hill, passing the turnings for Fewster Road and Churchill Road on the left. Take the next left into Burma Road, where the property will be found a short distance along, directly ahead, as identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. 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 full service from all major mobile providers outside the property, although reception 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



**Approximate Gross Internal Area 1332 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 744 sq ft – 69 sq m

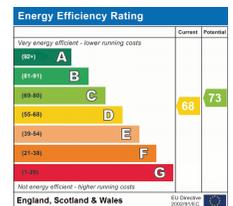
First Floor Area 588 sq ft – 55 sq m

Garage Area 280 sq ft – 26 sq m



Ground Floor

First Floor



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.