



Steepways, Ragnal Lane, Nailsworth, Gloucestershire, GL6 0RX
£514,500

PETER JOY
Sales & Lettings



Steepways, Ragnal Lane, Nailsworth, Gloucestershire, GL6 0RX

A clever modern re-interpretation of a 1960's chalet house located in a great spot with three bedrooms, 17' sitting room, ample parking and fantastic views across the valley

SPACIOUS UTILITY ROOM, KITCHEN OPENING INTO A DINING ROOM/SNUG, 17' SITTING ROOM, THREE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM) FAMILY BATHROOM, BASEMENT, EXCELLENT PARKING AND LANDSCAPED GARDENS WITH ENTERTAINING BALCONY

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

'A MUST VIEW' - A stunning detached family home located in a quiet pretty lane high above Nailsworth town enjoying outstanding views. Steepways has been cleverly updated by the current owners and now offers first class light and airy contemporary accommodation arranged over three floors with solar panels providing electricity. Composite door leading into a good size utility room with built-in storage cupboards with door into the kitchen with high quality contemporary French partridge units with Nero Luna composite worktops over, Kenwood hob, double fan assisted oven, Bosch microwave. There is also a water softener. From here one walks into a fantastic open plan dining room/snug area with a 'Contura' soapstone log burning stove and stairs with glass balustrade to the lower ground floor. There is a 17' Sitting room with dual aspect windows and an attractive cut stone fireplace housing gas fire. On the lower ground floor there are two bedrooms (one with en-suite shower room) and family bathroom with a further bedroom on the floor below. There is also a door leading to the outside from here.

Outside

To the front of the property there is parking for two/three cars, a lovely seating area with artificial grass, flower beds and useful timber built shed. There is a galvanized external staircase leading down to the rear landscaped gardens which has been carefully designed with seating areas, water feature, well stocked flower beds and colour fence boundary. The views from the garden are superb and breathtaking. There is also a basement at the rear of the house which houses the gas fired boiler and has ample storage. The entertaining balcony is accessed off the stairs from dining room and has a glass balustrade and millboard decking. This is a fantastic space for entertaining and enjoying open views for miles.



Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, 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 this office turn left at the mini roundabout and left again into Old Market. Bear left at The Britannia and continue up the hill keeping to the right. At the top of the hill take the second left into Ragnal Lane and proceed up the hill where Steepways can be found on the right hand side about half way up.

Tenure

Freehold

Services

Gas central heating, mains electric, water and drainage.

Council Tax

The council tax banding is D.

Local Authority

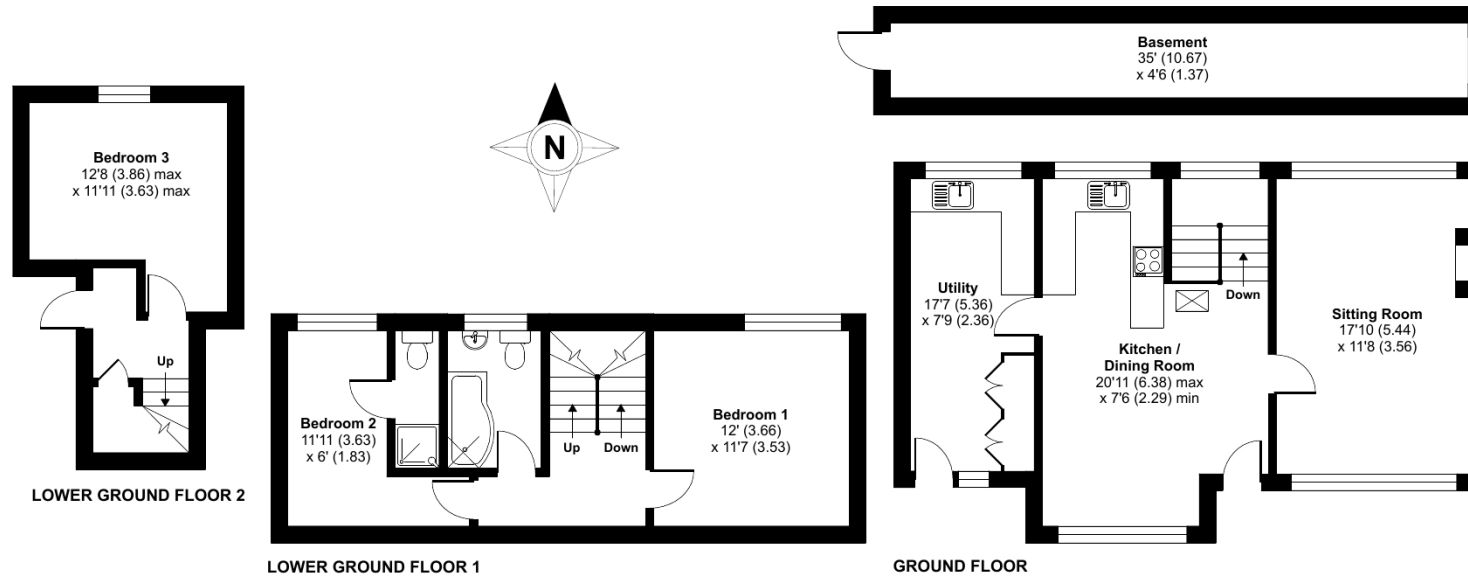
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



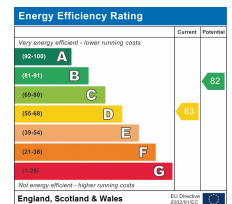
Nailsworth, Stroud, GL6

Approximate Area = 1226 sq ft / 113.9 sq m
 Outbuilding = 157 sq ft / 14.6 sq m
 Total = 1383 sq ft / 128.5 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: 949075



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.