



3 Springhill Close, Nailsworth, Gloucestershire, GL6 0NT  
£800,000

**PETER JOY**  
Sales & Lettings



## 3 Springhill Close, Nailsworth, Gloucestershire, GL6 0NT

A large detached four bed executive house with lovely gardens, a double garage, plenty of parking and easy access to the amenities of the town

ENTRANCE HALL, LARGE KITCHEN/DINER, LARGE SITTING ROOM, WC, STUDY, UTILITY ROOM, FOUR BEDROOMS, BATHROOM, LARGE GARDENS, DRIVEWAY PARKING FOR AT LEAST FIVE CARS AND DOUBLE GARAGE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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### Description

The spacious property was built of standard construction in 1975 and is surrounded by delightful lawned areas, with a great deal of privacy provided by the mature trees around the large plot. A covered porch area leads into a bright hallway with open tread stairs and then on into a large kitchen/diner with wooden floors and modern cabinets. There is plenty of space here to cook, relax and socialise. There is also a very generous 22' lounge/dining room, with an attractive stone fireplace housing a cast iron log burning stove and double doors leading into the gardens. A utility room, downstairs toilet and study are also on this floor. Upstairs the property has four bedrooms and a family bathroom. The house benefits from large windows, which mean the rooms are full of light. The current owners have made a number of improvements to the house, including new insulation of the loft, but there is scope for prospective buyers to put their own stamp on the property, including extending at the garage end (subject to the usual planning consents).

### Outside

The plot measures 0.304 acres in total with the gardens surrounding the house, offering plenty of scope for those with green fingers to make their mark, for children to play or to just relax and enjoy the views from the charming patio area. The property not only has a double garage, but a very large drive, with space to accommodate at least five cars. The size of the gardens and the amount of parking are a real bonus for a house that is so close to town.



### Location

This lovely family home is set in a peaceful private road off Spring Hill, yet the lively little town of Nailsworth, with all its shops, cafes and amenities, is just an easy stroll just down the hill. 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 at the mini roundabout and proceed up Springhill for approximately 50 yards turning right into Springhill Close. Turn right before Winslow House into Springhill Close and number 3 can be found at the top of the road in front of you.



### 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, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone) although reception from Vodafone may be limited inside the house.

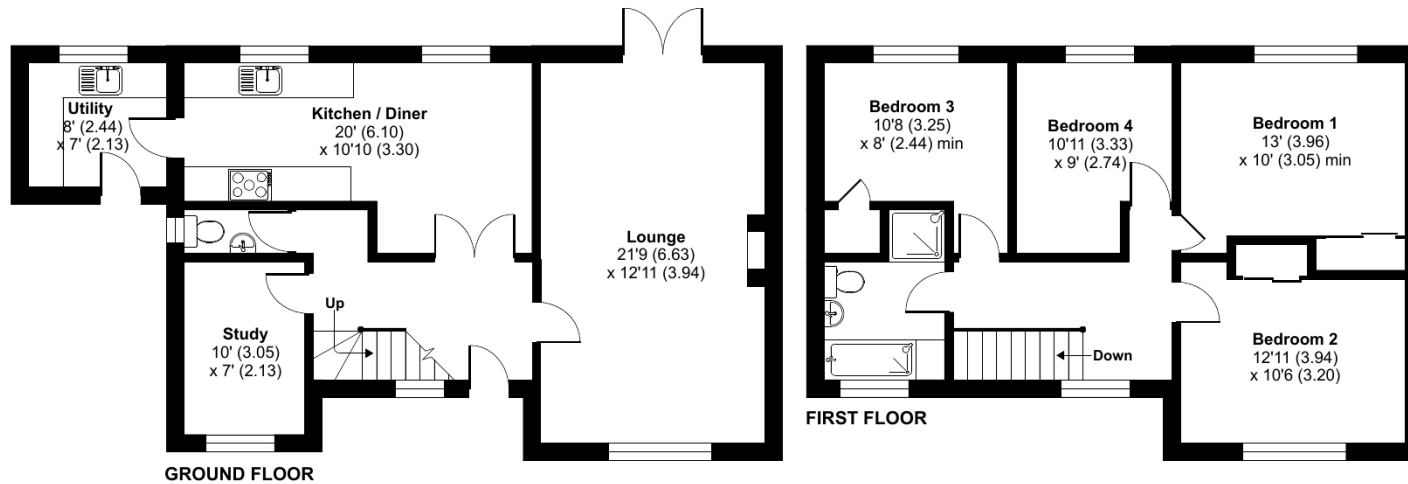
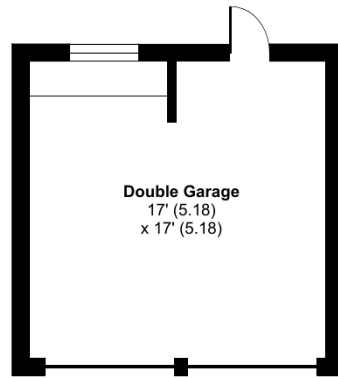
### Local Authority

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

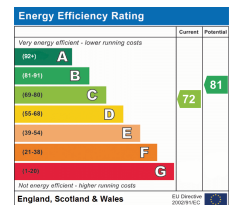
# Springhill Close, Nailsworth, Stroud, GL6

Approximate Area = 1415 sq ft / 131.4 sq m  
 Garage = 294 sq ft / 27.3 sq m  
 Total = 1709 sq ft / 158.7 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 2024. Produced for Peter Joy Estate Agents. REF: 1174526



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.