



Hillcrest, Burfords Ground, Windsoredge, Nailsworth, GL6 0NN  
£495,000





## Hillcrest, Burfords Ground, Windsoredge, Nailsworth, GL6 0NN

An older style semi detached house located in a quiet location high above Nailsworth with three double bedrooms, stunning view, parking and garage

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM WITH ARCHWAY TO STUDY AREA, CLOAKROOM, KITCHEN/DINING ROOM, THREE DOUBLE BEDROOMS, BATHROOM, FRONT TERRACE, REAR GARDEN, GARAGE AND PARKING

Viewing by appointment only

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### Description

Hillcrest is a beautifully presented 1930s semi detached family home, built in 1938 and lovingly cared for by the same owners since 1995. Brimming with charm and character, the property offers well proportioned accommodation arranged over two floors, with many of the principal rooms enjoying breathtaking views across the valley.

A welcoming entrance porch opens into a hallway with stairs rising to the first floor. To the front, a bright and inviting sitting room features a classic bay window that perfectly frames the far-reaching views, filling the space with natural light. An archway leads through to a useful study area, complete with a cupboard housing the immersion heater. A practical cloakroom and generous understairs storage add everyday convenience. Oak double doors open into the heart of the home, a superb kitchen/dining room designed for modern family living and entertaining. This sociable space offers an excellent range of wall and base units, complemented by a Smeg built-in gas hob and double oven. Windows to the rear, along with a back door and personal access to the garage, ensure the room is both light and functional. Upstairs, the landing leads to the impressive 21' principal bedroom, a wonderfully airy room with dual aspect windows that make the most of the spectacular outlook. Two further bedrooms, one positioned to the front and one to the rear, provide comfortable and versatile accommodation. The family bathroom features a charming cast iron bath with shower over, blending period character with everyday practicality.

### Outside

Outside, the property is approached via a private road, offering side by side parking for two/three vehicles. A generous single garage with electric roller door, power and lighting provides excellent storage and has direct access into the kitchen. The true showpiece, however, is the raised front terrace with wrought iron railings, a delightful spot for morning coffee or evening drinks while soaking in the panoramic valley views. To the rear, the lawned garden leads to a useful summer house, requiring refurbishment, where once again the stunning outlook can be enjoyed in peace and privacy.

### 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 then left again into Spring Hill. Proceed up the hill and turn right into Northfields Road, in front of Nailsworth Youth Club. Follow Northfields Road, passing Hayes Road on your left, and continue for a short distance past Jubilee Road, also on your left. Continue along until you reach the entrance to Lower and Upper Burford Grounds on the left hand side. Follow the lane up, bearing left, and Hillcrest can be found a little further along on the right hand side, identified by our for sale board.

### Agents note

1) The wood burning stove in the sitting room has been condemned and is not compliant with current regulations. 2) Lower and Upper Burford Grounds are located on a private road, with a current maintenance contribution of £15 per calendar month.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and 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

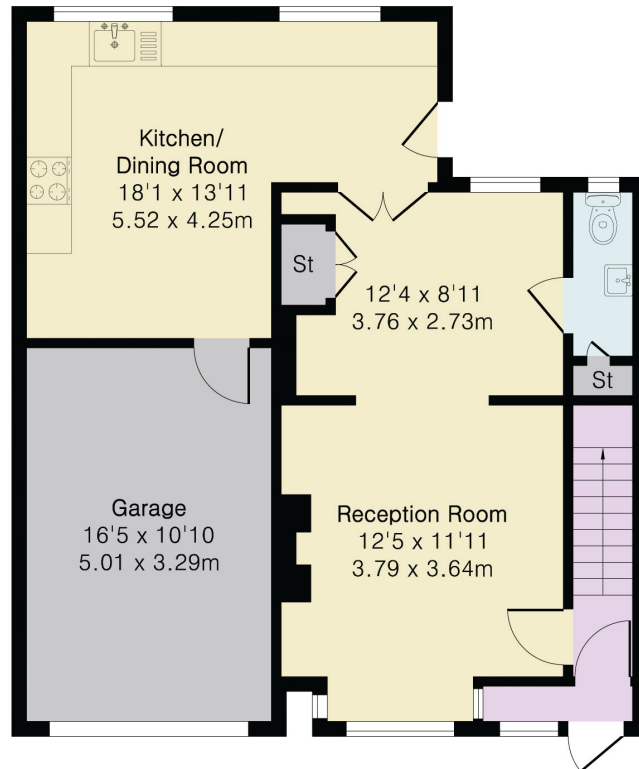




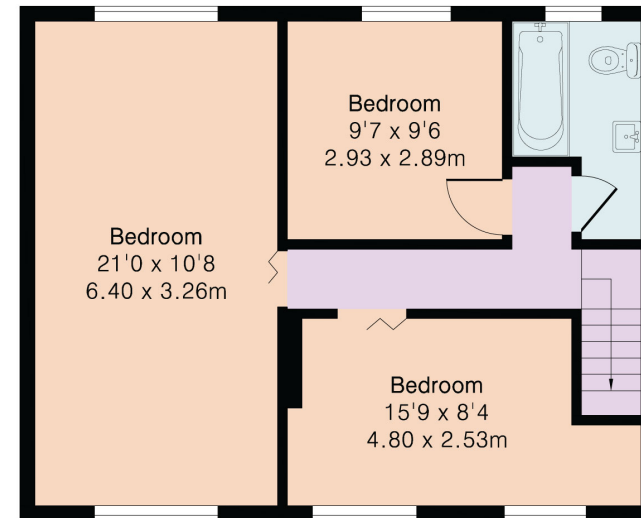
**Approximate Gross Internal Area 1324 sq ft - 123 sq m  
(Including Garage)**

Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 570 sq ft – 53 sq m



Ground Floor



First Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	63
E (39-54)	
F (21-38)	
G (1-20)	
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.