



2 Hayesley Cottages, Windsoredge, Nailsworth, GL6 0NR
£435,000



2 Hayesley Cottages, Windsoredge, Nailsworth, GL6 0NR

A cotswold stone terraced cottage in a peaceful spot on the edge of Nailsworth with far reaching valley views. Three double bedrooms, character features throughout, a south east facing garden, parking space and garage en-bloc. A charming home with scope to personalise - Lead photo is the rear view

KITCHEN, SITTING ROOM WITH WOOD BURNING STOVE, RECEPTION ROOM 2, THREE BEDROOMS, BATHROOM, GARDEN, GARAGE AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

Set in a peaceful rural position on the outskirts of Nailsworth, this charming Cotswold stone cottage enjoys lovely views across the valley and offers a wealth of period features across three floors. The front door opens into a well proportioned kitchen with tiled floor, wooden base and wall units with wooden worktops, a Belfast sink, and an attractive exposed Cotswold stone wall. There's space for a small dining table, and a useful built in pantry cupboard. A step up from the kitchen leads into a 14' sitting room featuring a Cotswold stone fireplace with woodburning stove, wooden flooring, ceiling beams, and additional exposed stonework. Built in cupboards provide useful storage, and the room has a warm, cottage feel. From here, the property opens into a lovely second reception room with vaulted ceiling, A-frame beam, and dual aspect windows that allow light to pour in. French doors lead out onto the garden, creating a seamless link to the outdoor space. Upstairs, the first floor offers a light filled double bedroom with views over the garden and valley beyond, along with a stone fireplace and built in cupboard. A smaller double bedroom and a family bathroom with bath and shower over are also on this floor, along with airing and storage cupboards off the landing. A thumb latch door opens to stairs leading to a generous second floor double bedroom with exposed beams and dual aspect windows. Double glazing is fitted throughout, and the house offers an inviting mix of period features, space, and potential in a quiet and scenic location.

Outside

The rear garden is a lovely feature of the cottage, arranged in two sections and offering a mix of usable space and mature planting. Directly outside the second reception is a gravelled area with a small lawn and planted borders, ideal for a table and chairs. A path leads to a larger garden space, mainly laid to lawn, featuring a plum tree and a timber pergola covered in Virginia creeper that creates a natural, shaded seating spot. At the far end is a garden studio with power and light, perfect as a workspace or garden hideaway. Behind the studio is a small paved area ideal for bins, with gated rear access leading to the property's parking space. A garage in a nearby block, just up the lane, is also included with 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 at the mini roundabout and proceed up Spring Hill for approximately 500 yards, turning right onto Northfields Road. Continue along this lane, passing the turning to Hayes Road and Jubilee Road. Continue along turning left into Windsorage Lane and when you get to the top of the lane turn right into Church Road where the cottage can be found a short way down on the right hand side.

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.

Local Authority

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



2 Hayesley Cottages, Windsoredge, GL6 0NR

Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft

Outbuildings = 18.1 sq m / 195 sq ft

Total = 120.6 sq m / 1298 sq ft

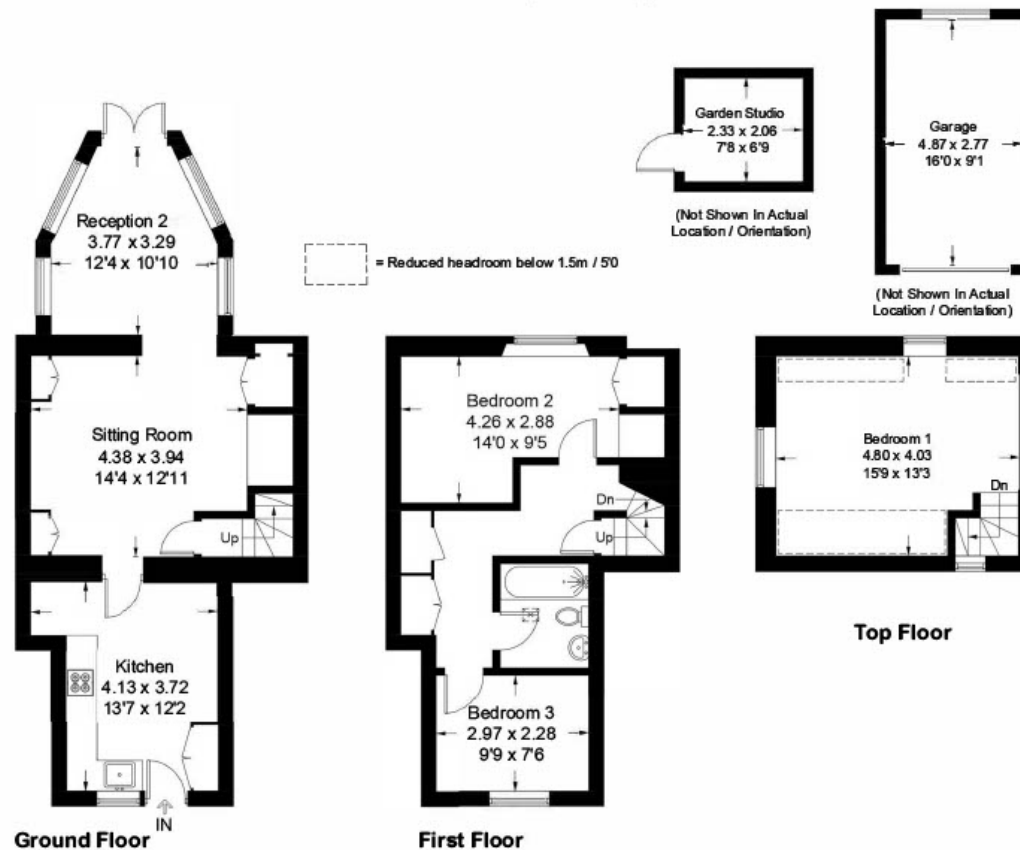


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215105)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
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.