



59 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE
£425,000

PETER JOY
Sales & Lettings



59 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE

An extended detached house on the corner of a popular road above Nailsworth town with three first floor bedrooms, two reception rooms, parking and rear garden and the added benefit of a converted garage that is used as a self contained living area with an adjoining shower room

PORCH, ENTRANCE HALL, 16' SITTING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, UTILITY ROOM, 14' GROUND FLOOR BEDROOM/LIVING SPACE WITH EN SUITE SHOWER ROOM, THREE FIRST FLOOR BEDROOMS, BATHROOM, PARKING AND GARDEN

Viewing by appointment only

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Description

An extended detached house situated in an elevated position in this popular residential road above Nailsworth. This location is very much part of the thriving local community, with the shops and amenities of the town within easy reach and country walks just up the road. The property has been owned by the current vendor for 14 years, and they have improved the house greatly during that time. The resulting property is warm and welcoming, with flexible accommodation arranged over two floors. A porch, entrance hall, 16' sitting room, adjoining dining room, kitchen, conservatory and useful utility room are on the ground floor. The kitchen and conservatory connect, and so might well be used as a kitchen/dining room. In addition to this, the original garage has been converted into a 14' living space with shower room. This space could be ideal as a work from home area or a living space for an older child and is currently let out to generate income. A staircase leads up from the hall to the first floor, with a landing, three bedrooms and a bathroom on this level. The house is tastefully decorated and there is a good outlook across the garden and neighbouring properties into the valley beyond at the rear from the first floor windows.

Outside

The property benefits from a parking space and a level rear garden. The gated parking area is to the front of the converted garage, with a lawn to the side. The majority of the garden is at the rear of the house, with a gated access leading through at the side. There is a timber deck to the side of the house - the ideal spot for a table and chair set, or outdoor sofa, with a level lawn beyond that. There are well planted raised borders edging the lawn, with a shed and a level area to the side of this. There is another seating area at the bottom of the garden. This is paved, and the current owner has built in a clever corner seat here.

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. 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. Take the second turning on the left into Churchill Road. Follow the road up and bear round to the right. Continue, and turn left for Tynings Road. The property is then immediately on the right.

Property information

The property is freehold. Mains electricity, gas, water and drainage are connected. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house with Vodafone.

Local Authority

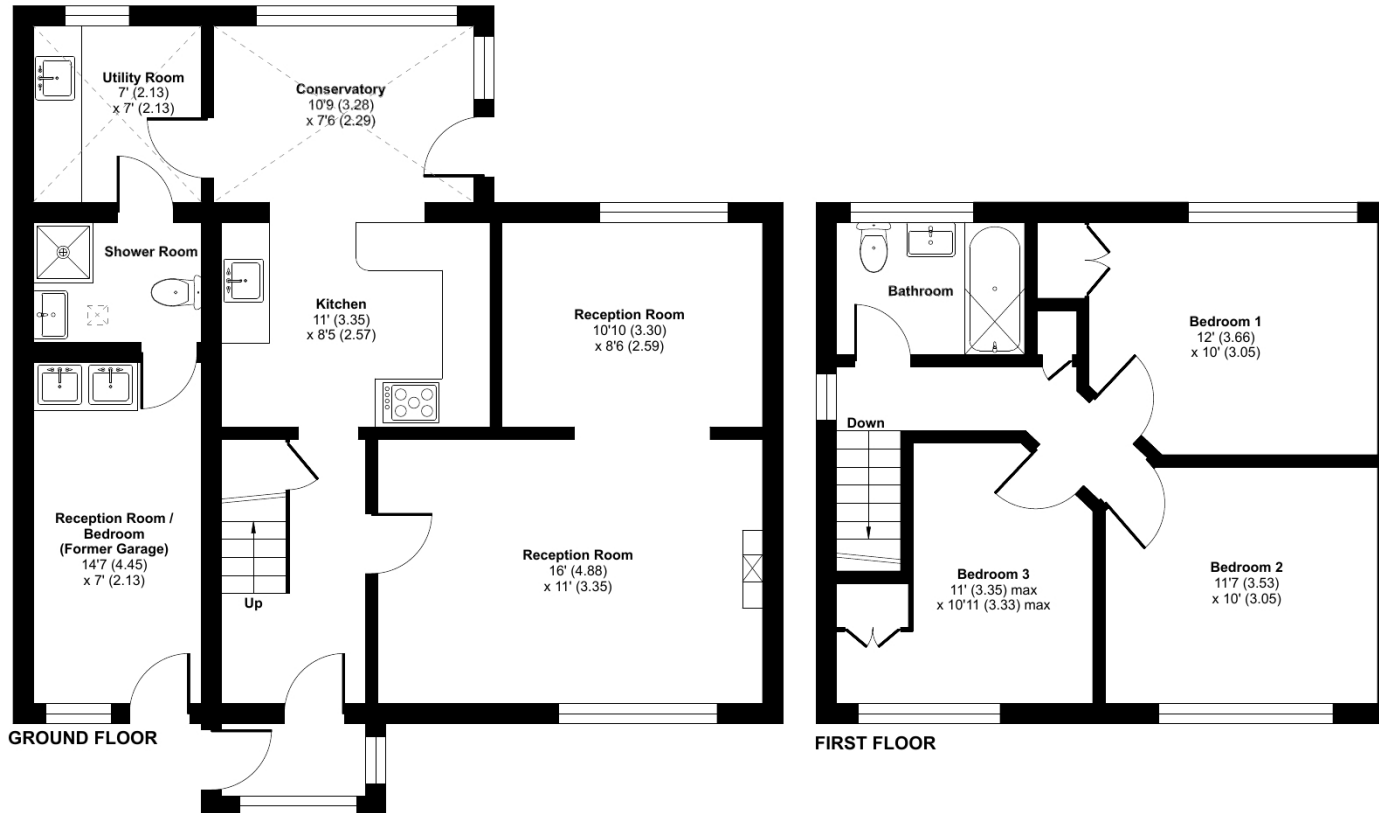
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



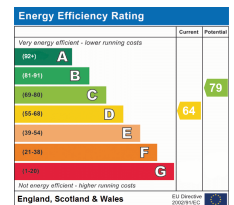
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Approximate Area = 1229 sq ft / 114.1 sq m

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: 1194378



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.