



Fuchsia Cottage, Star Hill, Nailsworth, Gloucestershire, GL6 0EY  
£650,000





## Fuchsia Cottage, Star Hill, Nailsworth, GL6 0EY

A spacious individual detached modern house in a quiet location above Nailsworth with lots of well planned, light living space, gardens, parking with EV charging, garage and a super view across the valley

ENTRANCE HALL, CLOAKROOM/WC, 20' SITTING ROOM, DINING ROOM, WELL APPOINTED KITCHEN, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, GUEST BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, PARKING AND LANDSCAPED GARDENS

Viewing by appointment only

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## Description

Fuchsia Cottage is a handsome individual modern house in a popular residential road above Nailsworth centre. This location is very much part of the thriving local community and allows for easy access to the shops and amenities of the town, with some great walks just along the lane. The property was built in 1995 by a well known local builder using traditional methods and has since been updated and improved, with spacious accommodation arranged over two floors.

A spacious entrance hall greets you, with a cloakroom/WC, 20' sitting room with doors on to the garden, dining room and kitchen with contemporary units and integrated appliances on the ground floor. A staircase leads up from the hall to the first floor landing, with a principal bedroom with en suite shower room, guest bedroom, also with en suite shower room, two further bedrooms and a family bathroom on this floor. The elevated position allows for a first class view over the valley, with many of the windows benefitting from this.

## Outside

The property benefits from parking with an EV charging point, a garage and landscaped gardens. The property has a right of way over the lower part of the drive and is subject to a share in the cost of maintenance. There is space to park several cars. The garage is attached to the house, with power, light and an electric roller blind style door. There is also a storage space above the garage with access via a ladder. The gardens are to the front and side of the house, and these spaces have been landscaped to make the very best of the plot and so that one can enjoy the superb view across the valley. The garden is mostly laid to lawn, with three paved sitting areas - one by the kitchen, one to the side of the property and one by the doors from the sitting room. The latter has an attractive dry stone wall behind, with a faux doorway cleverly concealing an electrical junction box. There is a raised border above this area, with shrubs, and further establish planting and mature trees throughout the plot, a useful shed and a summer house with power and light.



## Location

The property can be found above the Green on Star Hill and within easy reach of all the amenities Nailsworth has to offer. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 up Spring Hill. Continue up the hill turning right at the red phone box onto Moffatt Road. Carry on down and where the road forks, keep left and at the junction turn left onto Star Hill where Fuchsia Cottage can be found a short way along on the right hand side.

## Agents note

The owner is very serious about moving, but isn't prepared to move into rented accommodation, so a prospective buyer will need to wait for them to find a suitable property to buy.

## 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)

## Local Authority

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

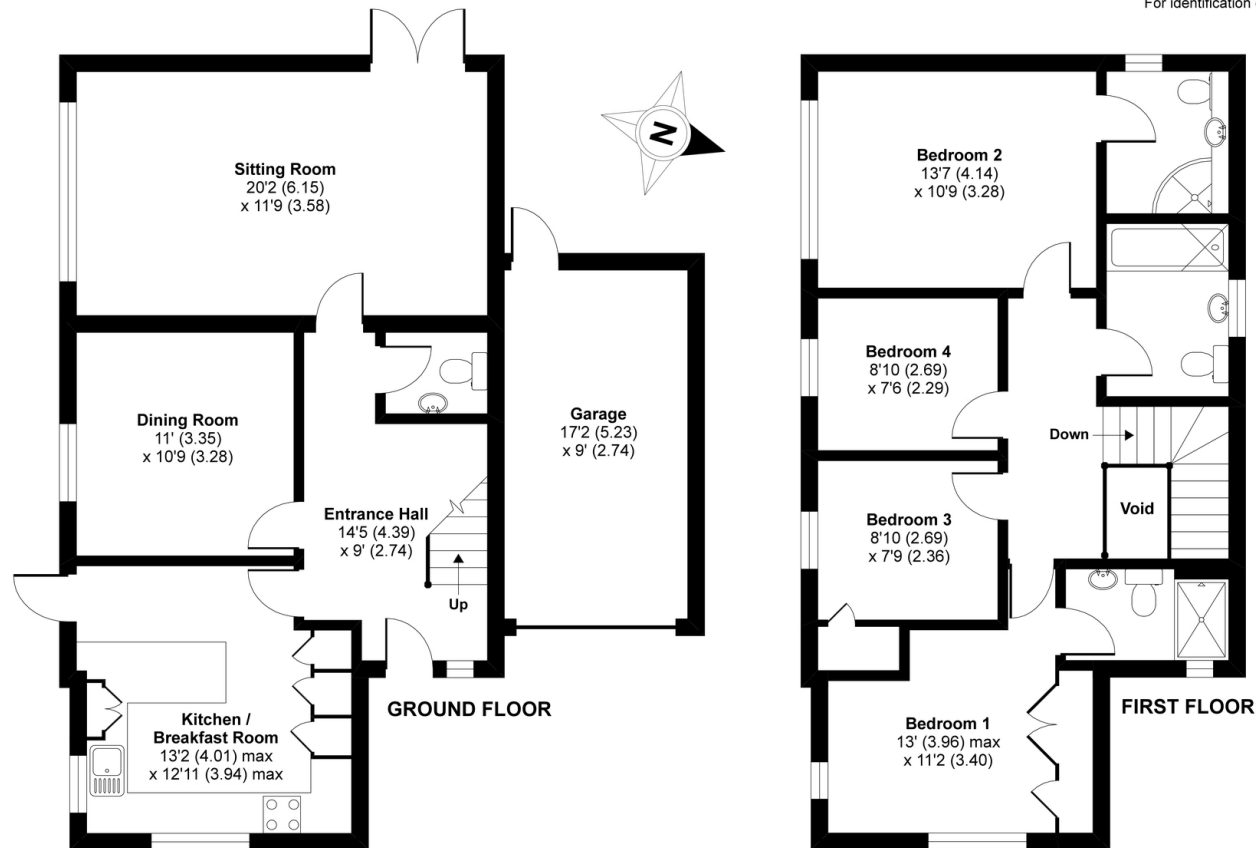




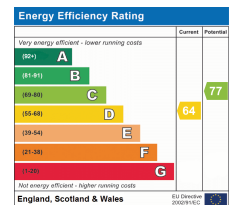
# Star Hill, Forest Green, Stroud, GL6

Approximate Area = 1560 sq ft / 145 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Peter Joy Estate Agents. REF: 695678



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.