



11 Churchill Road, Nailsworth, Gloucestershire, GL6 0DJ  
£370,000

**PETER JOY**  
Sales & Lettings





## 11 Churchill Road, Nailsworth, Gloucestershire, GL6 0DJ

A beautifully presented mid terraced home on the edge of Nailsworth, with amazing views from the open plan sitting and dining room. Offering three bedrooms, this stylish home is complemented by a garage, driveway and gardens

PORCH, HALLWAY, KITCHEN, LARGE OPEN PLAN SITTING/DINING ROOM, DOWNSTAIRS TOILET, THREE BEDROOMS, BATHROOM, GARAGE, GARDEN AND PARKING



Viewing by appointment only

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## Description

This bright, modern family home is in a good location on the edge of town but with amazing rural views and is beautifully presented by the current owners. 11 Churchill Road has been extensively refurbished to offer light and appealing accommodation, within walking distance of both the vibrant town of Nailsworth and lovely countryside. The property, which was built in 1966 using traditional methods under a pitched roof, has been opened up and extended to offer really stylish open plan living – with stunning views down the pretty garden and away towards Watledge and Gatcombe.

A useful porch leads from the front of the house into the hallway and on into the newly fitted kitchen, which has integrated appliances and a good range of modern units. The kitchen connects well with the spacious open plan sitting and dining room thanks to a large interior wall opening, making this a really social space for cooking, relaxing and entertaining. The main room has space for a dining table and an office corner with a desk. There is an unused fireplace in the dining area which could be reinstated. A large picture window in the sitting room area frames the beautiful view towards Hollies Hill and Gatcombe and also overlooks the garden. There is also a newly created downstairs toilet leading off from this room. Stairs lead up from the hallway to three double bedrooms and a newly refurbished modern bathroom, which has been extended to create space for a separate shower, as well as a bath. The main bedroom is at the front of the house and there are two bedrooms at the back, overlooking that amazing view. Bedroom three has built-in storage. The property has been fully re-decorated with new flooring, some new windows and a new central heating system and boiler. All the work has been carried out in the last six years since the owners bought number 11, creating a really inviting, yet practical family home.

## Outside

The property benefits from an integral single garage, with a door into the house. The garage has a manual roller door, power and plumbing for a washing machine and tumble dryer, as well as a door at the back leading out to the garden. There is parking for one car in front of the garage. There is a small area of garden at the front of the house. At the back, the original terraced garden has been remodelled by the current owners to offer an attractive and more usable space for relaxing and taking in the views. There is a long lawn, bordered by hedges and shrubs, gently sloping down to a newly laid private patio area at the bottom of the garden, which enjoys afternoon to evening sunshine. It would be possible to create access here through to a small lane which runs along the bottom of the properties. At the top of the garden, there is another newly laid patio that benefits from morning sunlight.

## 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 left again at the mini roundabout and proceed up Spring Hill. Churchill Road is the second turning left hand side just past the Nailsworth Youth Club. Proceed up the hill and number 11 can be found on the left hand side identified by our for sale board.

## 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 superfast, and you are likely to have service from the main service providers EE, Three, O2 however 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



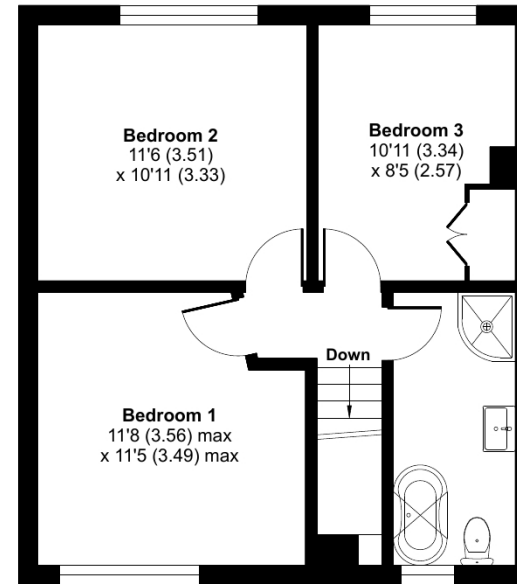
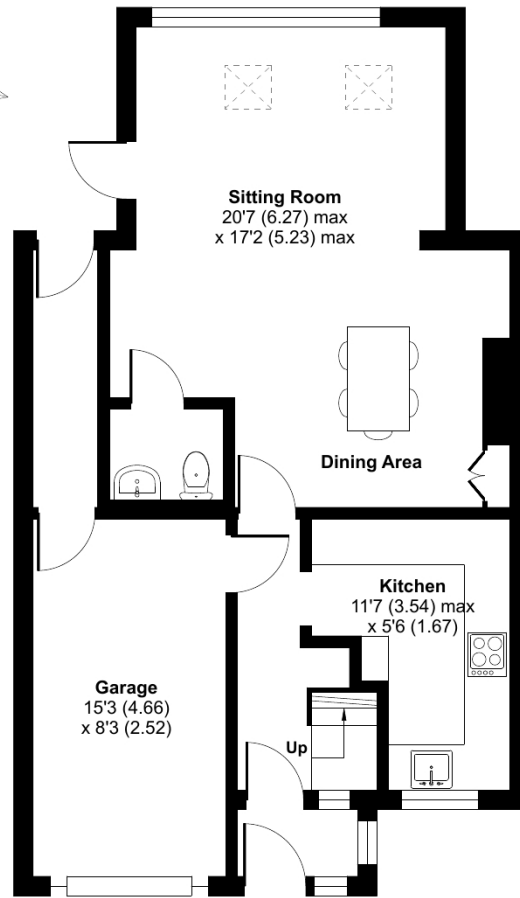
# Churchill Road, Stroud, GL6

Approximate Area = 985 sq ft / 91.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1111 sq ft / 103.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Peter Joy Estate Agents. REF: 1234339

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.