



Morningside, Northfields Road, Nailsworth, Gloucestershire, GL6 0NA  
Price guide £1,000,000

**PETER JOY**  
Sales & Lettings





## Morningside, Northfields Road, Nailsworth, Gloucestershire, GL6 0NA

A handsome double fronted extended character property in a sought after residential road above Nailsworth set in 0.4 acres with 2997 sq. ft. of living accommodation, integrated 16' garage, further detached garage and parking for several cars.

ENTRANCE HALL, CLOAKROOM/WC, 26' DRAWING ROOM, 18' DINING ROOM, 31' KITCHEN/BREAKFAST ROOM, SHOWER/UTILITY ROOM, 17' SITTING ROOM, 15' CONSERVATORY, FOUR BEDROOMS, TWO FURTHER CONNECTING BEDROOMS WITH EN-SUITE SHOWER ROOM, SEPARATE WC, BATH AND SHOWER ROOMS, TWO GARAGES AND GATED PARKING AREA, WITH A TOTAL PLOT SIZE OF 0.403 ACRES

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





### Description

Morningside is a handsome double fronted Cotswold stone character property situated in a sought after residential road just above Nailsworth. This elevated spot is private, yet very much part of the thriving local community, with the shops and amenities of the town within easy reach and country walks just along the road. The property was built in 1850 using many design cues from traditional Georgian architecture. The property was then extended in the 1930's, and again in the 1980's, and now offers spacious, flexible accommodation arranged over two floors.

A grand entrance hall, cloakroom/WC, 26' drawing room, 18' dining room, 31' kitchen/breakfast room, shower/utility room, 17' sitting room and 15' conservatory are on the ground floor. The original staircase sweeps up from the hall to the first floor, with a landing, four bedrooms, separate WC, bath and shower rooms and two further connecting bedrooms with an en suite shower room on this level. Prospective buyers may choose to use the latter as a principal suite, with bedroom, dressing room and shower room. The property offers all the space a family could ever need, and lots of original character features have been retained. A superb family house in a great position for our wonderful town - call to book a viewing today.

### Outside

The interior is complemented by a gated drive with parking for several cars, an integral garage, further detached garage and established gardens, with the total plot measuring 0.403 acres. A gate leads into the property from the road, with a path that leads past established planting to the front door. The majority of the gardens are found to the north and east of the house, with the front garden laid to lawn with established, well stocked borders surrounding, and a path edged with box hedging leading past the conservatory to the lower garden. This area is less formal, with mature tree and shrubs, and a shed. The parking is to the rear of the house, with a gravelled gated drive with space to park several cars. This leads to the 18' integral garage which has power and light, and a personal door at the rear. This leads out to a well planted courtyard area with an old covered well, and the back door of the kitchen. The property also benefits from a detached single garage, set to the left of the gated entrance. The gardens have clearly been a real labour of love, with a real variety of mature trees and planting found throughout the plot.

### Location

The property is situated in Northfield Road, a popular address above Nailsworth town. 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 road for a short distance and pass the turning for Whitecroft on the right. The property can be found on the right.

### Tenure

Freehold

### Services

Gas central heating, mains electricity, water and drainage.

### Council Tax

The council tax banding is G.

### Local Authority

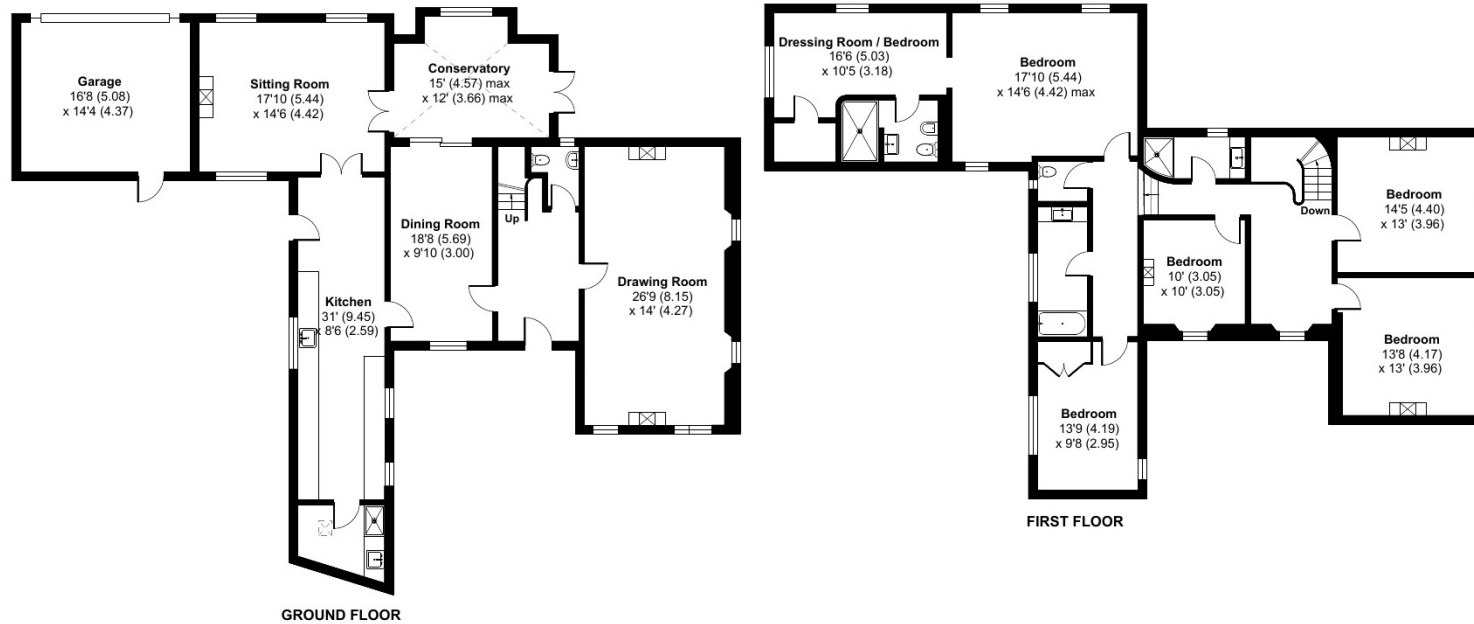
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



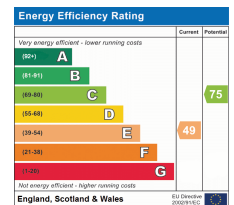
# Morningside, Northfields Road, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 2997 sq ft / 278.4 sq m  
 Garage = 234 sq ft / 21.7 sq m  
 Total = 3231 sq ft / 300.1 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 2023. Produced for Peter Joy Estate Agents. REF: 1051539



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.