



2 Upper Church Row, Windsoredge, Nailsworth, GL6 0NR
£275,000

PETER JOY
Sales & Lettings



2 Upper Church Row, Windsoredge, Nailsworth, GL6 0NR

Nestled in a lovely valley setting on the outskirts of Nailsworth, this charming Cotswold stone cottage offers characterful living with a pretty front garden, raised deck to enjoy the views, and a cosy interior full of period features

ENTRANCE PORCH, SITTING ROOM, KITCHEN, DOUBLE BEDROOM, BATHROOM, ATTIC AND GARDEN



Viewing by appointment only

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Description

Stone steps, shared with the neighbouring property, lead you to a private gate that opens into the garden of Number 2. A gravel path takes you through the garden to a stone entrance porch. Along the front of the house, a climbing wisteria adds colour and charm to the Cotswold stone facade, offering a welcoming first impression. The porch provides a practical space for coats, boots, and everyday essentials, with a large window looking out over the garden. From here, a traditional thumb latch door leads into the sitting room, a cosy and characterful space with an exposed Cotswold stone wall and a fireplace with woodburning stove set on a stone hearth. Built-in shelving to both sides provides thoughtful storage. A window to the front, complete with window seat, fills the room with natural light and offers a lovely view of the garden. There's also a small understairs cupboard tucked away for extra storage. From the sitting room, a step up leads to a small inner hall where stairs lead to the upper floors. Here you'll also find a handy storage nook with shelving. The kitchen sits to the rear of the property and is a bright, airy space thanks to two Velux windows and an additional window to the rear. With room to reconfigure and personalise, it offers great potential to create a modern and functional kitchen.

Upstairs, on the first floor, there is a well proportioned bedroom with a front facing window that enjoys pretty views across the valley. A Cotswold stone recess adds character to the room. The bathroom is also on this level and includes a bath with shower over. Stairs from the landing lead up to a good sized attic. Light and spacious, this versatile area offers excellent head height, under eaves storage, and benefits from a Velux window and fitted carpet, making it a useful and comfortable additional space.

Outside

The garden is positioned entirely to the front of the property and offers a lovely balance of space, privacy, and outlook. A raised decked area provides the perfect spot to sit and take in far-reaching views across the valley, with room for outdoor furniture and a shed tucked neatly to one side. The remainder of the garden is laid to lawn with a flower border, enclosed by hedging on one side and a stone wall on the other, creating a sheltered and peaceful space to enjoy.

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, and where the lane splits into two take the right hand lane. Pass the Old School House on your right and Two Upper Church Row can be found along 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 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



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Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

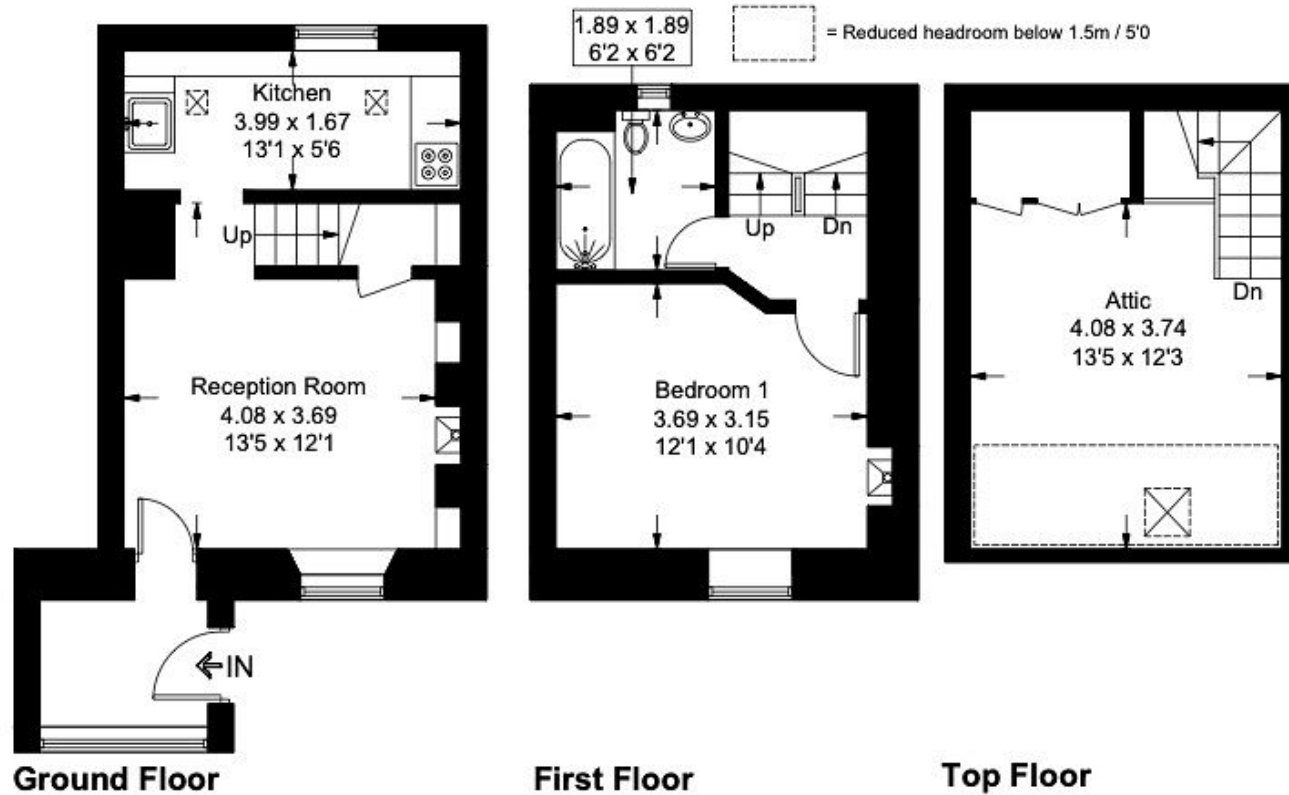


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195268)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		90
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.