



48 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE  
£370,000

**PETER JOY**  
Sales & Lettings



## 48 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE

An extended four bedroom family home in a sought after location, within walking distance of the town centre, enjoying lovely views, off road parking and a garden

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM WITH SEPARATE WC, FOUR DOUBLE BEDROOMS, FAMILY BATHROOM, PARKING FOR TWO VEHICLES AND GARDEN TO THE REAR

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

48 Churchill Road is an extended end terrace home situated in a popular residential area high above Nailsworth, enjoying far reaching views across the valley. The property has been thoughtfully extended over the years to create a well proportioned home arranged over two floors. It is presented in good condition throughout, with many of the principal rooms positioned to take full advantage of the outlook.

An entrance porch provides a practical space for boots and coats, leading into the hallway with stairs to the first floor. The sitting room is a generous and comfortable space, flowing through to a formal dining room with French doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The kitchen is fitted with modern high gloss units and offers a contemporary feel, with a natural connection to the adjoining utility room. The utility provides additional storage and appliance space, with doors to both the front and rear, making it particularly useful. A separate WC adds further convenience. Also on the ground floor is a versatile additional room, currently used as a fourth bedroom, which would equally suit a home office, playroom or hobby room depending on individual requirements. Upstairs, the landing leads to three bedrooms. Two double bedrooms are positioned at the rear of the house, and both enjoy the valley views, while the third bedroom sits at the front. The family bathroom is fitted with a white suite and includes a shower over the bath.

### Outside

Outside, the property benefits from two side by side parking spaces to the front. The rear garden features a patio area directly off the dining room, ideal for outdoor dining and family gatherings. Steps lead down to a lawned area suitable for children's play equipment or for further landscaping, such as the addition of flower beds. The garden is enclosed with fenced boundaries, providing a secure and defined outdoor space.

### 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. Take the second turning on the left into Churchill Road. Follow the road up and bear round to the right where the property will be found on the right hand side as 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 ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 and Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

### Local Authority

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



# 48 Churchill Road, GL6 0DE

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft

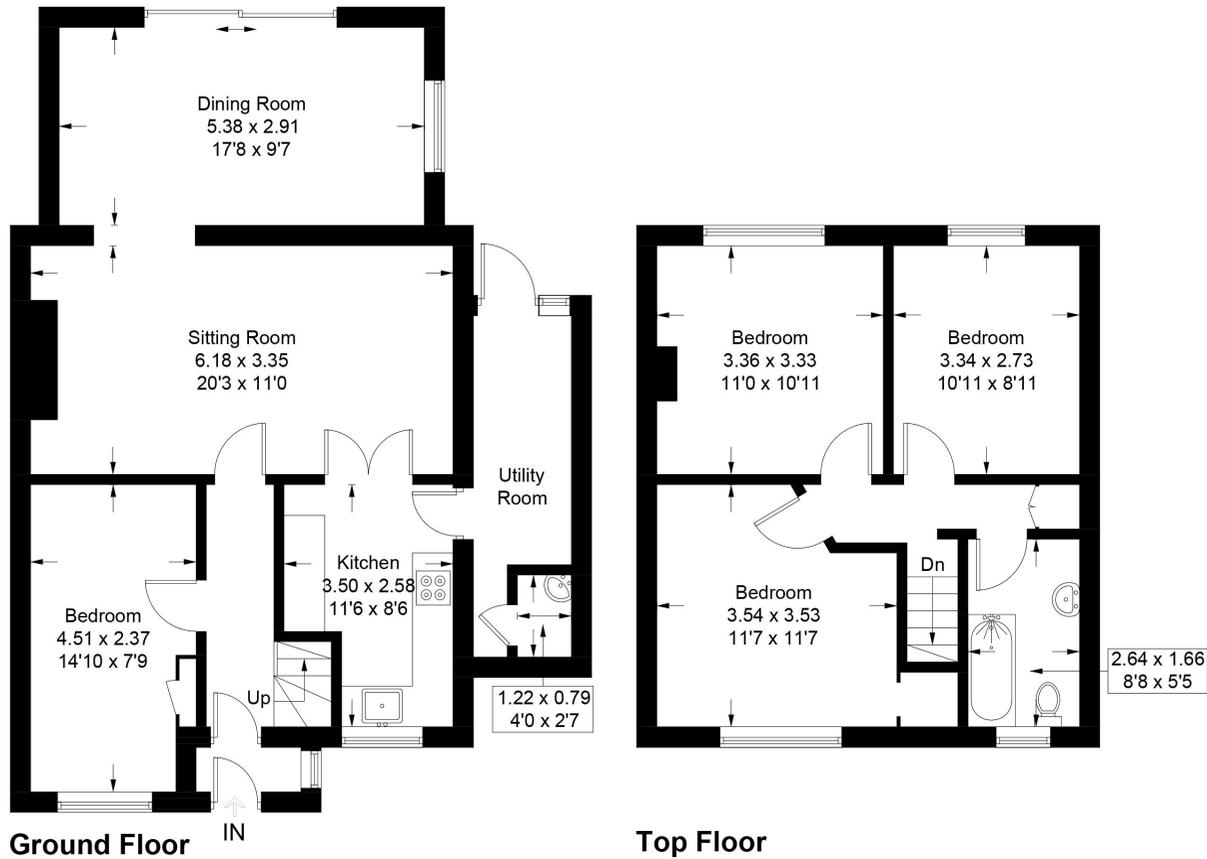


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277736)

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
99-101	A		
81-91	B		
69-80	C	73	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.