



Flat 1, Chestnut Hill House, Chestnut Hill, Nailsworth, GL6 0RA
£375,000

PETER JOY
Sales & Lettings



Flat 1, Chestnut Hill House, Chestnut Hill, Nailsworth, GL6 0RA

Offered CHAIN FREE - a stunning two bedroom ground floor apartment with the benefit of its own garden, two parking spaces and close to town

DINING ROOM, DRAWING ROOM, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, BATHROOM, GARDEN AND PARKING

Viewing by appointment only

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Description

If you are after something special, then look no further. We are delighted to offer this beautiful ground floor grade II listed apartment sat at the top of Chestnut Hill, just a few minutes walk from the popular bustling town of Nailsworth. The apartment benefits from its own front door and enjoys views over the valley along with high ceilings, character features, large sash windows throughout and a good degree of privacy. A stunning entrance veranda with solid wood front door leads into a dining room, there is also a light and bright kitchen/breakfast room, a stunning drawing room with coved ceiling and triple aspect over looking the garden. The principal bedroom can be found at the back of the apartment with a good run of built in wardrobes and a lovely large sash window. Bedroom two is a double bedroom and has also been used as a study and there is also a good size shower room.

Outside

This special apartment also comes with its own tandem parking for two vehicles. The garden is superb, once you walk through the gate you straight away appreciate the privacy. There is an area ideal for entertaining guests along with a level south facing garden with lawn and well stocked flower beds. There is also a useful timber built shed and summer house in the garden.

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 into Old Market Steet. Continue through the town passing the bus station on your left and Britons Hardware Store on your right, chestnut hill is the turning on the right. Proceed up the hill where Chestnut Hill House can be found on the left hand side identified by our for sale board.

Agents note

This property is being sold on behalf of executors. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Property information

The property is leasehold with 999 years starting from 2016. The current annual maintenance charges are £2040 per annum. 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 you are likely to have service from the main service providers (EE, Three, O2 and Vodafone). 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

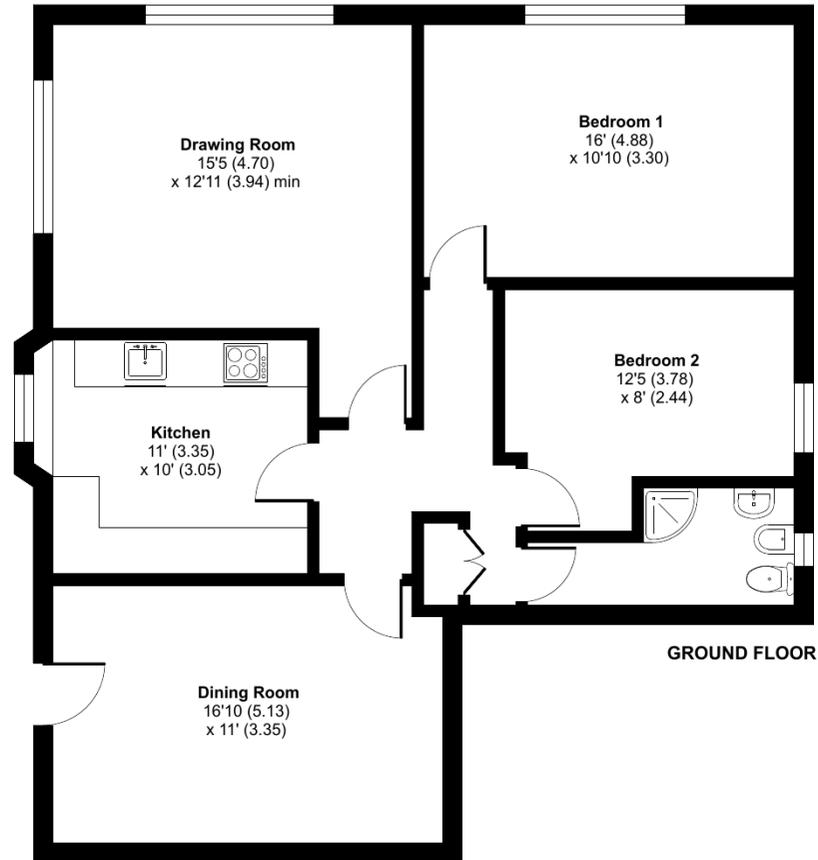
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



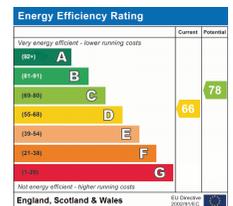
Chestnut Hill, GL6

Approximate Area = 970 sq ft / 90.1 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 2024. Produced for Peter Joy Estate Agents. REF: 1149760



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.