



The Retreat, Horsley Road, Nailsworth, Gloucestershire, GL6 0JR
£535,000

PETER JOY
Sales & Lettings



The Retreat, Horsley Road, Nailsworth, Gloucestershire, GL6 0JR

A substantial detached split level house in a great location for the shops, amenities and community of Nailsworth town with a 23' sitting/dining room with balcony, four bedrooms, a garage and parking and a large garden.

ENTRANCE HALL, 23' SITTING/DINING ROOM WITH BALCONY, KITCHEN, STUDY/BEDROOM 4, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM AND WALK IN WARDROBE, TWO FURTHER BEDROOMS, SHOWER ROOM, INTEGRAL GARAGE, PARKING FOR SEVERAL CARS AND A LARGE GARDEN

Viewing by appointment only

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Description

The Retreat is a substantial detached individual house in a good position just above Nailsworth. This location is private, yet still very much part of the thriving local community, with the shops and amenities of the town within easy reach and country walks just up the lane. The property is built using traditional methods under a pitched roof. It was the subject of a comprehensive renovation programme some years ago, and was rewired, re-plumbed and re-rendered at this time. The resulting property offers flexible split level accommodation arranged over two floors. An entrance hall, spacious 23' open plan sitting/dining room with glazed doors out on to a balcony, kitchen, study/bedroom 4 and side lobby are on the entrance level. A staircase leads down to the lower ground floor, with a principal bedroom with walk in wardrobe that opens to an en suite bathroom, two further bedrooms, shower room and utility room on this level. The layout makes for a really flexible living environment, and the windows and the balcony take in the view across the valley at the rear.

Outside

The property benefits from an integral single garage, parking and a large garden. The parking is to the front of the house, with a shared drive access with the neighbouring house. The integral garage to the left of the building and this has an up and over door, and power. The majority of the garden is found behind the house. Steps lead down through two terraces to this area. There is a level spot behind the house, under balcony, with steps down from here to the garden. This large area slopes gently away from the house, and has been opened up by the current owner, who has cleared away a lot of the trees that used to edge the plot. The balcony is accessed from the sitting/dining room and this is a great place to sit and relax.

Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, 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 HobbsHouse 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. 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 carry on down the hill. At the mini roundabout turn left, and left again into Old Market (The High Street). Proceed along the road and turn left in front of The Britannia Inn, signposted Shortwood. Continue up the hill, and pass the turning for Shortwood on the right. The property can then be found on the left.

Tenure

Freehold

Services

We are informed that the property is connected to all mains services.

Council Tax

Band - A

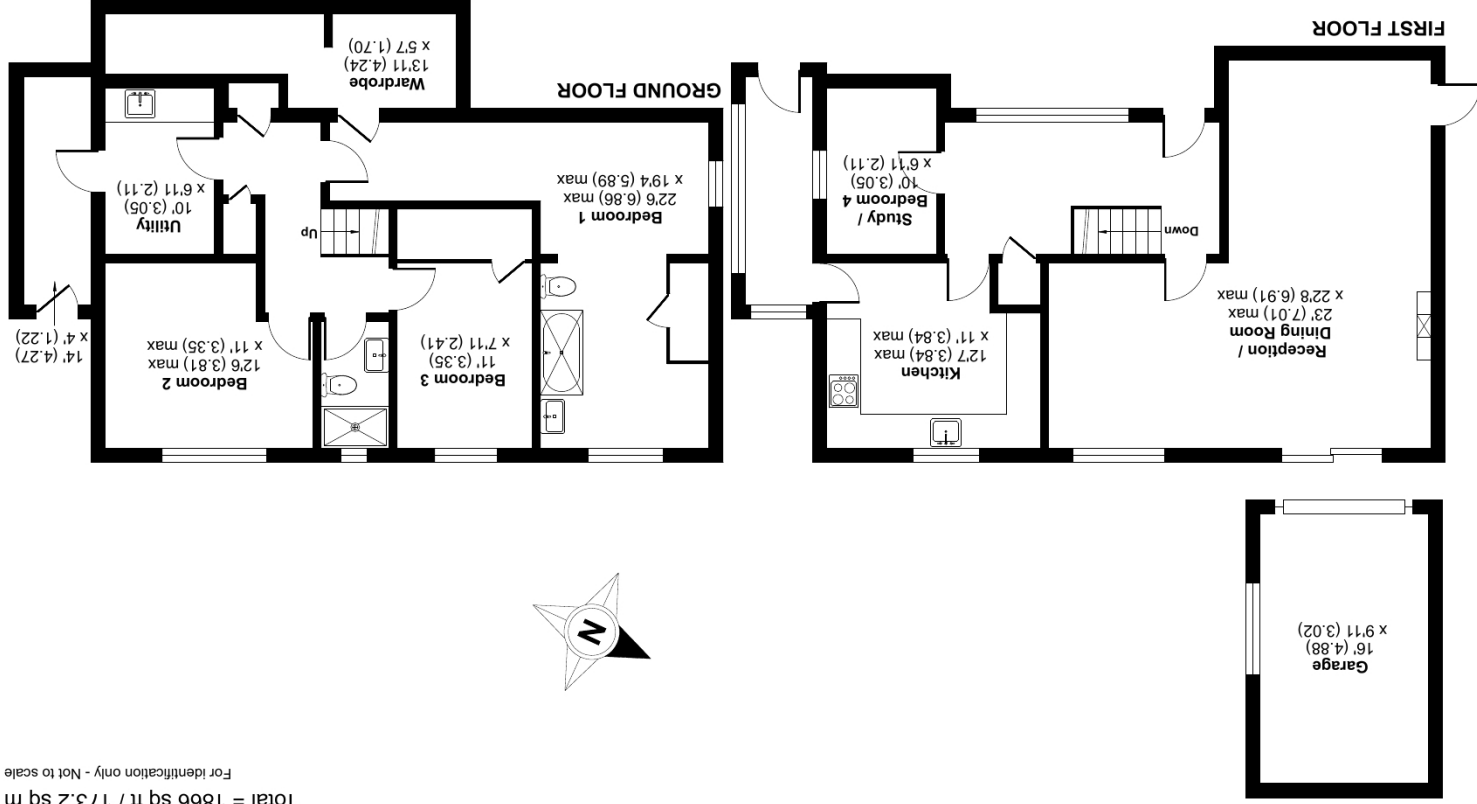
Local Authority

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



The Retreat, Horsley Road, Nailsworth, Stroud, GL6

Approximate Area = 1706 sq ft / 158.4 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1866 sq ft / 173.2 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 International Property Measurement Standards (IPMS2 Residential) © richcom 2023.
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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.

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency - Lower rating outside
 England, Scotland & Wales
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