



43 Churchill Road, Nailsworth, Stroud, Gloucestershire, GL6 0DJ

Price guide £475,000

**PETER JOY**  
Sales & Lettings





## 43 Churchill Road, Nailsworth, Stroud, Gloucestershire, GL6 0DJ

Offered CHAIN FREE - a detached four bedroom family home in popular road close to the town and countryside and enjoying views over the valley

ENTRANCE PORCH, ENTRANCE HALL, 20' SITTING ROOM, DINING ROOM, KITCHEN, UTILITY AND SEPARATE WC, FOUR BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM), FAMILY BATHROOM, GARAGE, PARKING AND LEVEL GARDEN

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

A great detached family home in a corner plot offering ample space and a good location high above Nailsworth in a popular residential road with convenient access to town and countryside. The property has been extended and offers accommodation over two floors. Entrance porch leading into entrance hall with wood block flooring and stairs to the first floor and a useful storage cupboard. The sitting room is at the front of the property and has a contemporary cast iron log burning stove at one end and two windows to the front. Double doors lead from here into a separate dining room (a prospective purchaser may decide to knock this room into the kitchen (subject to the relevant permissions). The kitchen is well fitted with a range of wall and base storage units and there is also a separate utility room with door to rear garden and a useful separate WC. The stairs from the hallway lead up to a landing with a window on the side elevation. There are four double bedrooms (principal bedroom with an en-suite shower room) and family bathroom. The property also benefits from double glazing throughout.

### Outside

There is a driveway leading to a garage with up and over door. The front garden is enclosed by low fencing with shrubs and lawn. Side pedestrian access leads to a level south facing garden which enjoys privacy and amazing views over the valley. There is a greenhouse and shed and mature fruit trees.



### 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 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. The property can be found on the left as the road bears round to the left as identified by our For Sale board.

### Tenure

Freehold

### Services

Gas central heating, mains electricity, water and drainage.

### Council Tax

The council tax banding is D.

### Local Authority

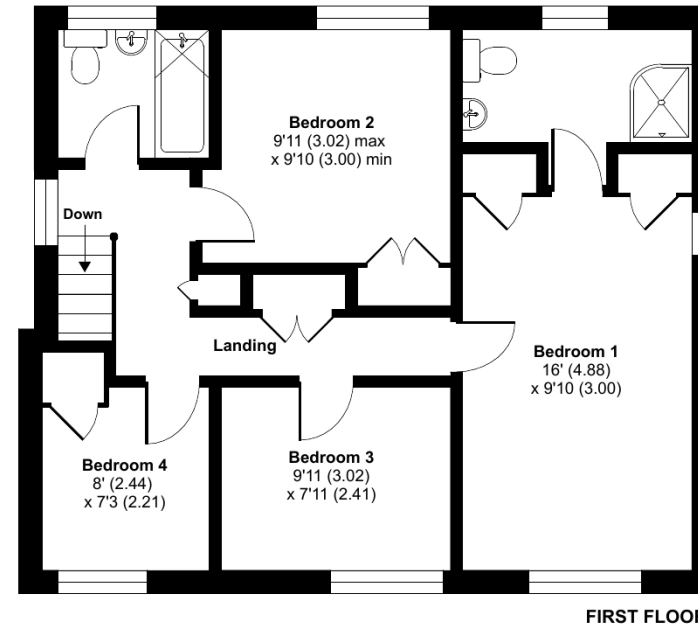
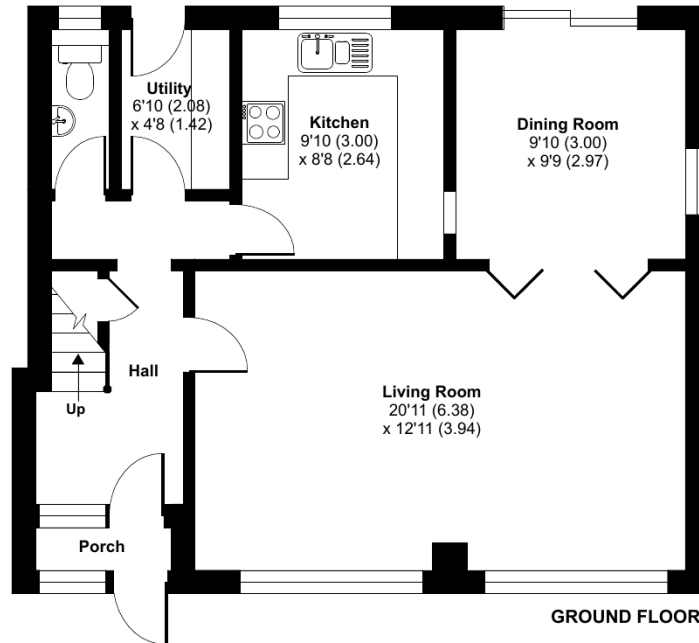
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



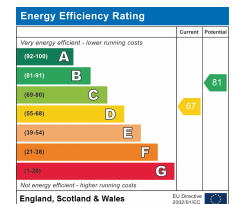
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Approximate Area = 1268 sq ft / 117.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 888294



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.