



Restholme, Hayes Road, Nailsworth, Gloucestershire, GL6 0EB
£650,000

PETER JOY
Sales & Lettings



Restholme, Hayes Road, Nailsworth, Gloucestershire, GL6 0EB

A substantial detached family house in a sought after residential road above Nailsworth centre with lots of flexible accommodation, a large garden, a garage and parking and a good view across the valley at the rear to Watledge and surrounding countryside (Lead photo is of the rear)

ENTRANCE HALL, CLOAKROOM/WC, TWO RECEPTION ROOMS, LAUNDRY ROOM, 20' KITCHEN, 17' DINING ROOM, CONSERVATORY, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, SHOWER ROOM, THREE FURTHER BEDROOMS, GOOD GARDENS, PARKING AND AN INTEGRAL GARAGE



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

An older style detached house situated in a popular residential road above Nailsworth. This location enjoys a thriving local community and allows for easy access to the shops and amenities of the town, with superb views across the valley at the rear. The property is built using traditional methods under a pitched roof with accommodation arranged over three floors and has been the subject of improvement and renovation during the current owner's tenure.

An entrance hall, cloakroom/WC, two reception rooms and laundry room are on the ground floor. A staircase leads down from the hall to the lower ground floor, with a 20' kitchen, 17' dining room and conservatory on this floor. A principal bedroom with en suite bathroom, three further bedrooms and shower room are on the first floor. There's lots of space on offer here, and the windows at the back of the house look over the garden and the valley beyond to Watledge and surrounding countryside.

Outside

The interior is complemented by a large garden, parking and a garage. There is a block paved drive to the front of the property with a gate to one side, and access to the integral garage on the right. The garden is at the rear of the house, with access down from the side of the property or the lower ground floor. This area is well kept, with a paved area with a canopy over by the house, with a couple of steps down to the lawn. This is edged with established planting, with a summer house in the bottom corner and a productive growing area on the other side of the plot. There are raised beds, and fruit bushes here, and a useful shed.

Location

The property is very conveniently located within easy walking distance of the centre of Nailsworth which offers a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Nailsworth is also home to Forest Green Rovers Football Club and both state and private schooling within the area. 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 this office turn left at the mini roundabout and proceed up Springhill for approximately 500 yards turning right into Hayes Road just after the turning to Churchill Road. Proceed into Hayes Road and the property will be found on the right hand side, a little way down.

Tenure

Freehold

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

The council tax banding is E.

Local Authority

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



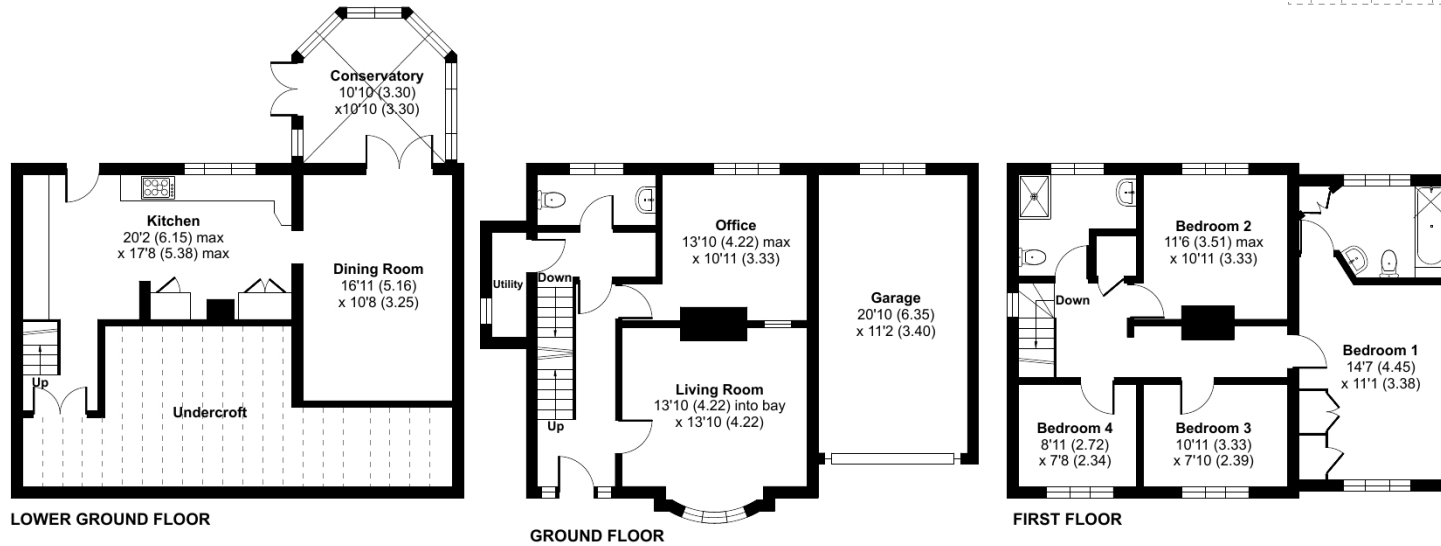
Hayes Road, Nailsworth, Stroud, GL6

Approximate Area = 1814 sq ft / 168.5 sq m
 Limited Use Area(s) = 295 sq ft / 27.4 sq m
 Garage = 233 sq ft / 21.6 sq m
 Total = 2342 sq ft / 217.5 sq m

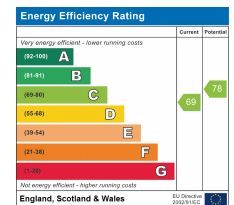
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1023505



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.