



14 Tynings Road, Nailsworth, Gloucestershire, GL6 0EJ
£385,000

PETER JOY
Sales & Lettings



14 Tynings Road, Nailsworth, Gloucestershire, GL6 0EJ

An extended older style semi detached house in a popular location above Nailsworth town with a 17' sitting room, superb Oak framed kitchen/family room, three/four bedrooms, bath and shower rooms and good gardens to the front and rear

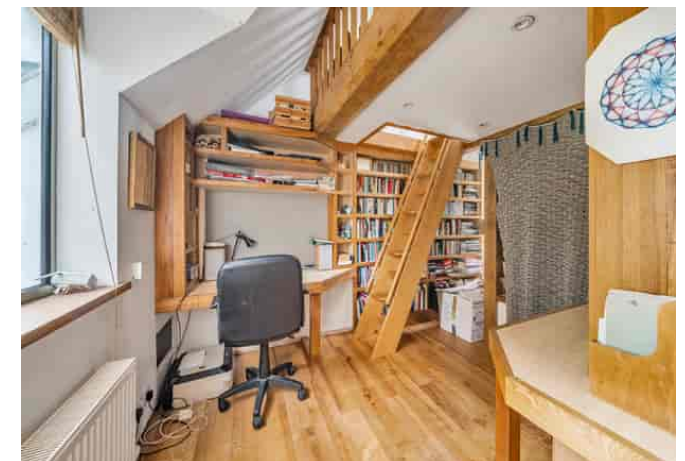
ENTRANCE HALL, SUPERB OAK FRAMED KITCHEN/FAMILY ROOM, TWO RECEPTION ROOMS, THREE BEDROOMS, STUDY/BEDROOM 4 WITH MEZZANINE LEVEL OVER, BATH AND SHOWER ROOMS AND GOOD GARDENS TO FRONT AND REAR

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

14 Tynings Road is a substantial older style semi detached house in a popular road above Nailsworth. This location is really handy and perfectly placed for the amenities of the town, with a good primary school just up the hill and countryside walks along the road. The property has been cleverly extended in the past, with additions to the side and rear. These spaces really augment the original property, with the Oak framed kitchen extension in particular completely changing the feel of the house. The accommodation is arranged over two floors and is really flexible. An entrance hall, 17' sitting room, shower room, second reception room (that would be ideal as a music room or work from home space) and that first class kitchen/family room that incorporates the rear Oak framed extension are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, three bedrooms and a bathroom on this level. There is a second staircase in the second reception room, and this takes you to another first floor room. This space could be used as a fourth bedroom or a study, and it has a useful mezzanine level above.

Outside

The front garden is approached through a timber gate with lawns, hedged boundaries, apple trees, an ornamental fish pond and lovely views over the valley at the front. The rear garden has a sunken patio by the side of the Oak framed dining area with shallow steps leading up to a lawned area with a variety of trees and fruit bushes including walnut, apple and greengage. There is a useful shed (10'9" x 6'11") with 150mm rockwool insulation and electricity supply. There is also an enclosed chicken run with timber chicken house.



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 roundabout and continue up Spring Hill. Turn left into Burma Road and then first left into Tynings Road where number 14 can be found on the right hand side just behind the Beech tree.

Tenure

Freehold

Services

Gas central heating, mains electric, water and drainage.

Council Tax

The council tax banding is C.

Local Authority

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





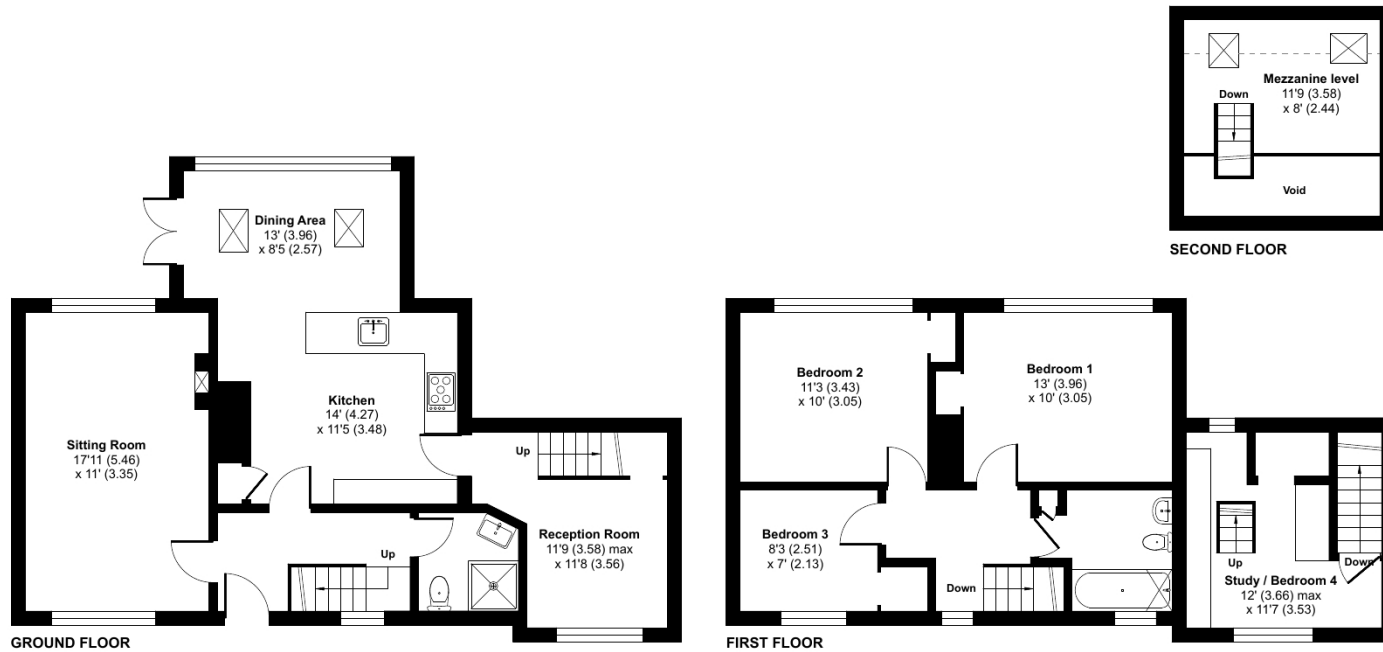
Tynings Road, Nailsworth, Stroud, GL6

Approximate Area = 1403 sq ft / 130.3 sq m (excludes void)

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1427 sq ft / 132.5 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 2023. Produced for Peter Joy Estate Agents. REF: 1020808

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.