



7 Bunting Hill, Nailsworth, Gloucestershire, GL6 0TG
Offers over £300,000

PETER JOY
Sales & Lettings



7 Bunting Hill, Nailsworth, Gloucestershire, GL6 0TG

A semi detached three bedroom house located towards the end of a no through road and enjoying amazing views over the valley towards Shortwood and Wallow Green with single garage and parking

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN, SEPARATE DINING ROOM, THREE BEDROOMS, BATHROOM, GARDEN, GARAGE AND PARKING



Viewing by appointment only

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Description

7 Bunting Hill is a delightful semi detached family home, superbly positioned in a sought after location with stunning views across the valley. Within easy walking distance of a well regarded primary school and with beautiful countryside walks quite literally on the doorstep, the setting perfectly balances convenience and lifestyle. The property has been in the same ownership since 2001 and is presented throughout in excellent condition, clearly reflecting the care it has received over the years.

Arranged over two floors, the accommodation comprises an entrance porch leading into a welcoming hallway with stairs rising to the first floor, useful understairs storage, and a cloakroom with window, WC and wash hand basin. The sitting room is a particularly bright and inviting space, enhanced by a large picture window that frames the lovely views while maintaining privacy. To the rear of the house, the kitchen offers a comprehensive range of wall and base units, including a pull out larder cupboard and display unit, with sliding patio doors opening directly onto the rear garden. A separate dining room provides an ideal setting for entertaining family and friends. On the first floor, the landing gives access to the loft space and a useful linen cupboard. The principal bedroom is positioned at the front of the house to take full advantage of the outstanding valley views, while bedrooms two and three are located at the rear. All three bedrooms are comfortable double rooms. The family bathroom is fitted with a bath and separate shower cubicle, and benefits from natural light via a window.

Outside

Outside, the front garden is open plan and planted with evergreens alongside a lawned area. A driveway to the left of the property provides off road parking for two vehicles and leads to a single garage, with a useful storage shed attached to the rear. The private rear garden is terraced and designed for low maintenance, featuring a patio area immediately behind the house, perfect for al fresco dining and summer gatherings. Shallow steps lead to a further seating area, with the upper section laid to lawn, providing space for drying and access via a convenient rear garden gate.

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 the Nailsworth office turn left and left again and proceed up Spring Hill for about half a mile. Turn left into Barnfield Road, then right and immediately left into Bunting Hill. Follow the road along past the children's playpark on the left hand side and follow the road down where number 7 can be found on the left hand side identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone and O2 may be limited inside the house. 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.

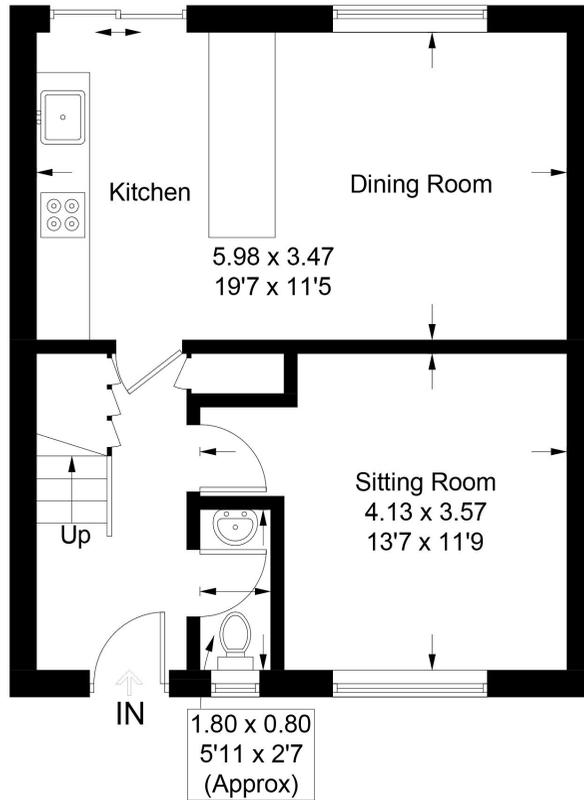
Local Authority

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

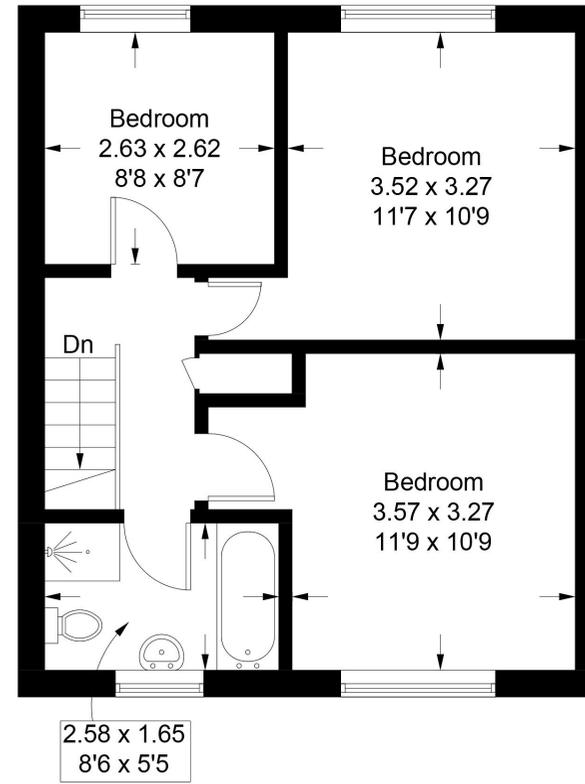


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Approximate Gross Internal Area = 86.2 sq m / 928 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279196)

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| More energy efficient - lower running costs | | | |
| 99-101 | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 | 79 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Less energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

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.