



8 Wallow Green, Horsley, Gloucestershire, GL6 0PB
£750,000

PETER JOY
Sales & Lettings



8 Wallow Green, Horsley, Gloucestershire, GL6 0PB

A superb extended Cotswold stone cottage in a wonderful location at tranquil Wallow Green with three/four bedrooms, a light filled kitchen/family room, lovely gardens and first class detached studio outbuilding

ENTRANCE HALL, 25' KITCHEN/FAMILY ROOM, SITTING ROOM, THREE/FOUR BEDROOMS, BATH AND SHOWER ROOMS, STUDY, LOWER GROUND FLOOR WITH LIVING SPACE/BEDROOM AND KITCHEN, DETACHED STUDIO BUILDING, PARKING AND WONDERFUL GARDENS



Viewing by appointment only

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Description

We live in a beautiful part of the world, and are lucky enough to visit homes in lovely locations every day. Every so often though, we're asked to market something in an area that's a little bit special, and Wallow Green, near Horsley, is absolutely one of those places. Situated high above Nailsworth, this superb rural location is surrounded by fields but isn't that far from the shops and amenities of the town, with a good primary school, community owned shop and pub a little closer at Horsley. This particular property is set up from the lane at the end of a pretty Cotswold stone terrace. It has been sympathetically extended in the past and, more recently, comprehensively improved by the current owner. The resulting property is a stylish, light filled home full of character features and lovely design touches. An entrance hall and shower room are the first spaces one finds, and this leads through into a first class kitchen/family room. This great living area has been carefully thought out, with doors that open onto the rear garden and kitchen units finished with some beautiful book matched veneer courtesy of the well regarded Auspicious Furniture, of Nailsworth. A cosy, traditional sitting room with fireplace housing Charlton & Jenerick wood burning stove is also on this level, with further accommodation on the lower ground floor. This level is currently used as an annexe, with a bedroom and kitchen, and served by the shower room in the hall above, but could easily be used as another reception room and a utility room. A staircase leads up from the sitting room to the first floor, with a landing, two bedrooms, study/bedroom and a bathroom on this floor. A further double bedroom is at the top of the house, on the second floor. Tasteful décor is found throughout, and every window enjoys a 'green' outlook.

Outside

You'd almost expect any garden to be a let down after walking through the cottage, but that certainly isn't the case here. It's the perfect setting for a character home like this - surrounded by fields and set well away from road noise. The parking is at the front of the property, with space to park several cars. A couple of steps lead down to the front door, with the majority of the garden at the rear. There is a gated side access that leads into this area and this opens out onto a superb level plot. There is a large sunken patio by the house, with doors that open from the kitchen/family room, connecting these two spaces. A couple of steps take you onto the level lawn. This is a great garden, stocked with established, interesting plants and mature trees, with a sitting spot, defined by a stone wall, that looks out onto open land beyond the garden. Other noteworthy features include a pond, a pizza oven and a useful shed. There is also a superb detached studio building, set at the bottom of the garden. This is insulated and double glazed, with power and light and a wood burning stove, This is bound to appeal to buyers looking for that now essential work from home space, although the view may prove a little distracting!

Location

Wallow Green is a delightful rural hamlet on the outskirts of the village of Horsley. This tranquil situation provides for plenty of walks across the surrounding countryside and the town of Nailsworth is within two miles and benefits from 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. 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 right along the A46 Bath Road and bear right in the direction of Horsley and Wotton-under-Edge by the Town Hall. Continue for approximately one mile into the village of Horsley. Turn right opposite the little car park into Narrowcut Lane and follow this on, around the bend. Turn left for Wallow Green. follow this lane for some distance, and bear left at the small triangular green for Wallow Green. Continue and turn left up the track just after the red letter box on the right. The property is at the top on the left.

Agents note

There is a right of way across the parking area that leads into the field. The gated access across the terrace is for the use of this property only, with no access across number 8 for the neighbouring properties.

The photographs featured were taken at a previous time and accordingly some of the furniture may be positioned differently.

Tenure

Freehold

Services

Oil fired central heating, mains electricity, water and private 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



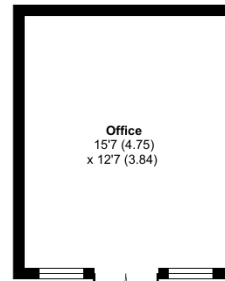
Wallow Green, Horsley, Stroud, GL6

Approximate Area = 1539 sq ft / 143 sq m (includes garage)
 Limited Use Area(s) = 62 sq ft / 6 sq m
 Outbuilding = 196 sq ft / 18 sq m
 Total = 1797 sq ft / 167 sq m

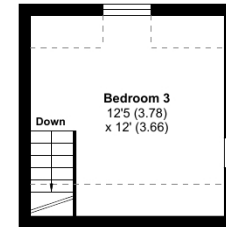
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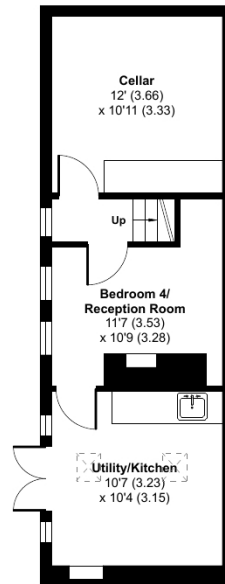
Denotes restricted head height



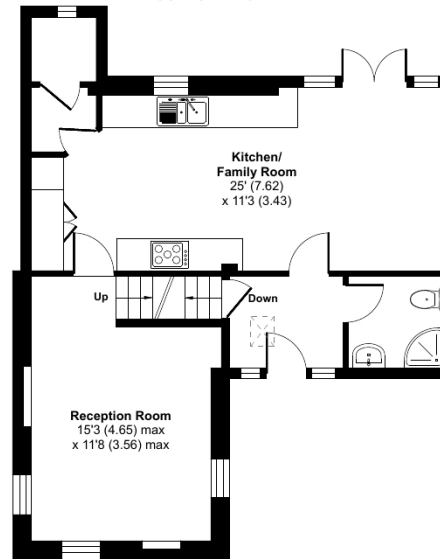
OUTBUILDING



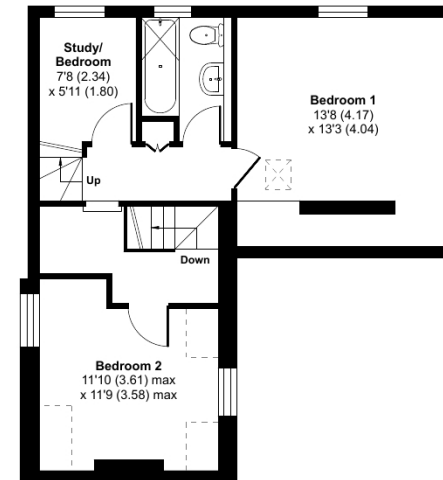
SECOND FLOOR



LOWER GROUND FLOOR



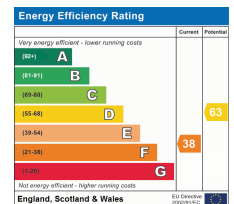
GROUND FLOOR



FIRST FLOOR



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: 647691



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.