



12 Stevens Way, Horsley, Stroud, Gloucestershire, GL6 0PG  
£375,000

**PETER JOY**  
Sales & Lettings





## 12 Stevens Way, Horsley, Stroud, Gloucestershire, GL6 0PG

A beautifully presented three bedroom family home nestled in the charming hamlet of Downend, just a short stroll from the sought after village of Horsley

ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, CLOAKROOM, UTILITY/BOOT ROOM, THREE BEDROOMS, FAMILY BATHROOM, GARDEN AND VIEWS

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Set in an idyllic rural setting with far reaching views across open countryside, this delightful semi detached home has been thoughtfully updated and lovingly maintained by its current owners. Offering well balanced accommodation across two floors, the property blends characterful touches with contemporary finishes, creating a warm and inviting home ideal for family living and entertaining.

A welcoming entrance porch leads into the hallway with stairs to the first floor and a handy understairs storage cupboard. The cosy sitting room to the front features a cast iron log burning stove, perfect for winter evenings. The heart of the home is the stunning kitchen/dining room, which truly has the wow factor. Designed with both family life and entertaining in mind, it boasts stylish modern units, a feature range cooker, and ample space for a large dining table. Bi-fold doors connect this space to the rear patio terrace, creating a superb indoor outdoor living experience. Off the kitchen, there is a useful cloakroom with sink and copper tap, and high level WC, along with a utility/boot room ideal for storing coats, shoes, and those all-important wellies, with direct access to the garden. Upstairs, the landing provides access to three generously sized bedrooms, each enjoying lovely views over the hamlet and surrounding countryside. A sleek and stylish family bathroom completes the first floor, with contemporary fittings and a light, calming finish.

Recent improvements include a new gas boiler (2023), a reconfigured and modernised kitchen, a contemporary bathroom, a new roof, and a striking new front door, all reflecting the care and investment poured into this wonderful home.

## Outside

Steps lead from the communal parking area to a low maintenance front garden. To the side is a gated path leading to the rear where you'll find a hand built wooden log and bike store. The rear garden is a real highlight, featuring a paved entertaining terrace, perfect for al fresco dining and summer barbecues. A gated footpath gives direct access up to the village of Horsley, while a further separate garden area provides a tranquil spot for relaxing and taking in the stunning views, framed beautifully by a stylish glass balustrade.

## Location

The property is in Downend, Horsley and the popular village boasts a shop, church and primary school. The lively Cotswold town of Nailsworth is approximately 1½ miles away and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive 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. In addition to this the town currently benefits from three supermarkets and both state and private schooling in the area. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 right and proceed along the A46 Bath Road bearing right in the direction of Horsley and Wotton-under-Edge. Continue into the village taking the first turning right signposted Downend and Wallow Green just before the pub. Follow the road down and into the Hamlet where Stevens Way can be found on the right hand side. Turn right into Stevens Way and follow the road around where the property can be found on the left hand side as identified by our for sale board.

## Agents note

S.157 Housing Act 1985 – The property was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that a purchaser must meet one of the criteria listed below:

1. Having lived in Gloucestershire for the three years up to the application for consent OR having previously lived in Gloucestershire for at least three years
2. Having worked in Gloucestershire for the three years up to the application for consent
3. Being a member of the armed forces and having previously lived in Gloucestershire for at least two years

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

## Local Authority

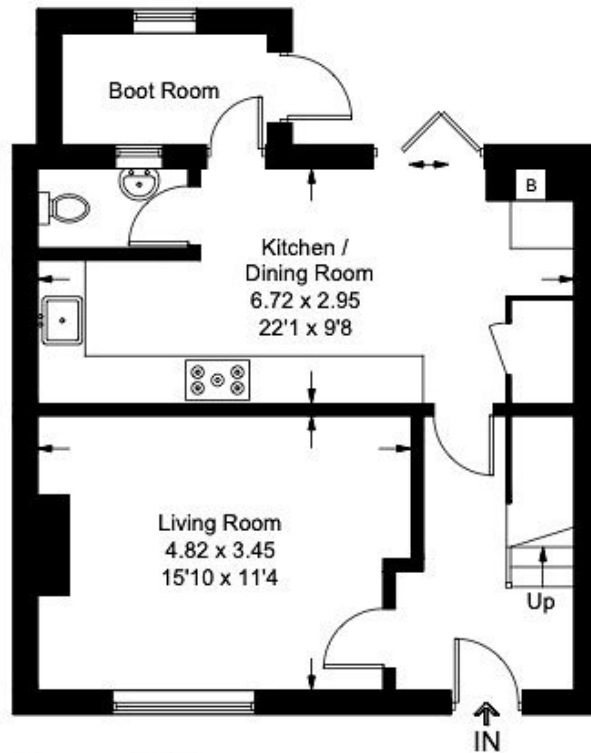
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



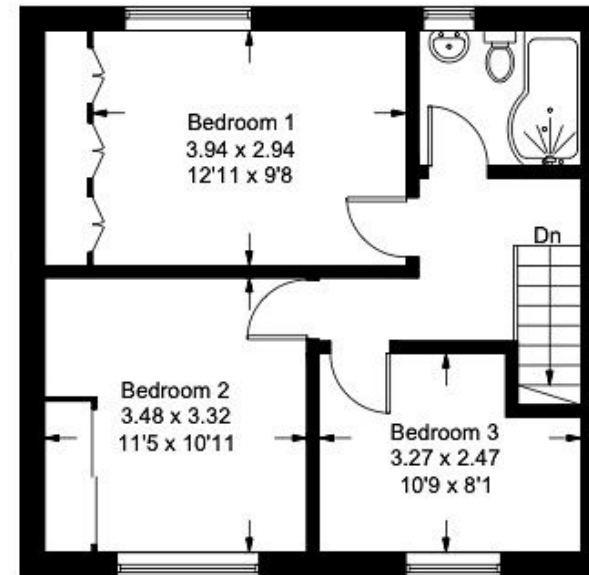


## 12 Stevens Way, Horsley, GL60PG

Approximate Gross Internal Area = 93.3 sq m / 1,004 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (ID1195274)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not 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.