



6 Priory Fields, Horsley, Gloucestershire, GL6 0PT

Price guide £325,000

PETER JOY
Sales & Lettings



6 Priory Fields, Horsley, Gloucestershire, GL6 0PT

Offered CHAIN FREE - a stone built semi detached house located in the heart of this popular village in need of updating with three bedrooms, garden and views

SIDE PORCH, ENTRANCE HALL, KITCHEN/DINING ROOM, SITTING ROOM, SUNROOM, THREE BEDROOMS, BATHROOM, MATURE GARDEN, OUTHOUSES AND VIEWS OVER THE VALLEY

Viewing by appointment only

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Description

6 Priory Fields is a semi detached, stone built former local authority home situated in the popular village of Horsley. Tucked away along a footpath, the property was built in 1947 and has remained in the same ownership since 1988. It now offers an excellent opportunity for modernisation, providing a true blank canvas for a buyer to update and personalise to their own taste. Arranged over two floors, the accommodation currently comprises a side porch with stable doors to both the front and rear, along with two useful outhouses. The main entrance door opens into a hallway with stairs leading to the first floor. The kitchen/dining room enjoys a south westerly aspect and is filled with natural light. It is fitted with a range of wall and base units, space for a fridge/freezer, an airing cupboard, and plumbing for a washing machine. The sitting room benefits from the same bright aspect and features a fireplace with a gas fire. Large patio doors open into a sun room with a tiled floor, electric heater, and door to the front garden. The ground floor also includes a bathroom with a window and a white suite comprising a bath with shower over, as well as a third bedroom, which could equally serve as a home office or playroom, complete with a useful storage cupboard. On the first floor, a small landing with a rear facing window enjoys outstanding views. There is also a separate WC. The principal bedroom is bright and airy, benefiting from dual aspect windows, attractive views, and a built-in wardrobe with hanging rail. Bedroom two is another good sized double room, also with a wardrobe.

Outside

Outside, the property is approached via a shared footpath leading to the south west facing front garden, which is mainly laid to lawn with hedged boundaries and enjoys an open outlook. The rear garden is of a generous size and includes a coal bunker, a paved seating area ideal for entertaining, two greenhouses, an ornamental fishpond, established evergreen planting, and a large vegetable plot. There are 12 allocated parking spaces available for residents within Priory Fields.

Location

The popular village of Horsley 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, free parking 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 left and proceed in the direction of Bath turning right signposted Horsley on B4058. Proceed into the village and turn left just in front of the Hog Public House into Prior Fields. The footpath leading to number 6 can be found on the left hand side.

Agents note

This property is subject to a Section 157 of the Housing Act 1985. The criteria are: 1. Having lived or worked in Gloucestershire or an adjoining AONB or National Park for the three years up to the application for consent or 2. Having previously lived in Gloucestershire for at least three years or; 3. Being a member of the armed forces and having previously lived in Gloucestershire for at least two years.

This property is being sold on behalf of executors. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Property information

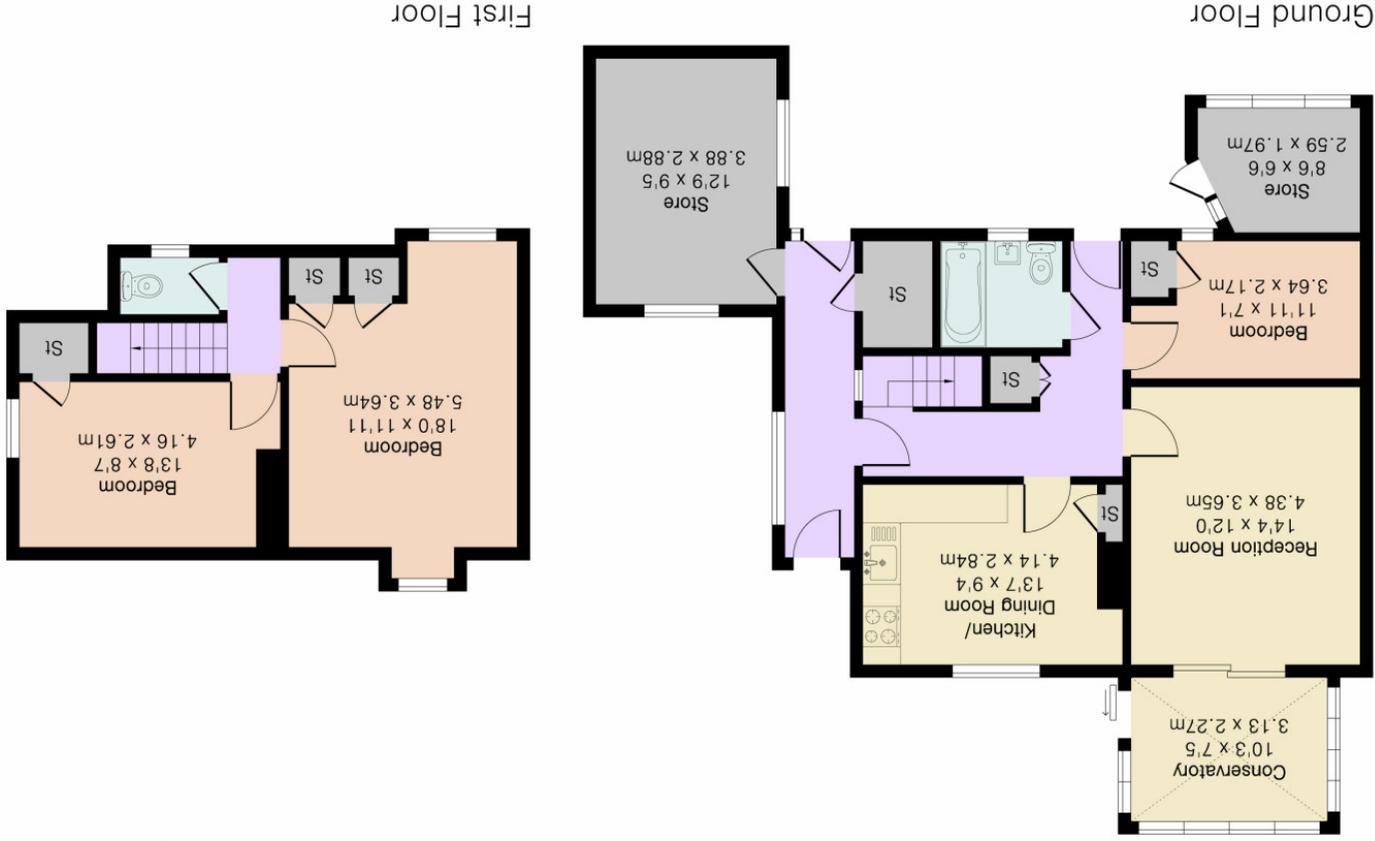
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely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



Approximate Gross Internal Area 1277 sq ft - 119 sq m
 Ground Floor Area 895 sq ft – 83 sq m
 First Floor Area 382 sq ft – 36 sq m



Energy Efficiency Rating

Energy Efficiency - lower rating, better

Rating	Band	Score
A	92-100	100
B	81-91	90
C	69-80	75
D	55-68	65
E	39-54	50
F	21-38	35
G	1-20	20

England, Scotland & Wales

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.