



The Gables, Nupend, Horsley, Gloucestershire, GL6 0PY
£765,000

PETER JOY
Sales & Lettings



The Gables, Nupend, Horsley, Gloucestershire, GL6 0PY

A substantial individual detached house in the sought after village of Horsley with four good bedrooms, lots of ground floor space, a good double garage and a level garden with a superb outlook over the valley at the rear.

ENTRANCE HALL, CLOAKROOM/W.C, 19' SITTING ROOM WITH FIREPLACE, DINING ROOM, 19' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY SHOWER ROOM, THREE FURTHER BEDROOMS, STUDY/OFFICE SPACE, 18' DOUBLE GARAGE, PARKING, GARDENS WITH A SUPERB OUTLOOK OVER THE VALLEY AT THE REAR



Viewing by appointment only

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Description

The Gables is a handsome individual detached house situated in a superb elevated position at Nupend, Horsley. This location allows for easy access to the well regarded primary school and community shop of the village, with the shops of Nailsworth within easy reach and country walks on the door step. The property is built some thirty years ago using traditional methods under a pitched roof, and takes advantage of spectacular views across open countryside at the rear. The accommodation is arranged over two floors and is very well presented. A welcoming entrance hall, cloakroom/W.c, 19' sitting room, dining room, 19' kitchen/breakfast room and useful utility room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, principal bedroom with en suite shower room, family shower room, three further bedrooms and a useful office space found on this level. All the rooms are spacious and light, and every rear window takes in the first class outlook.

Outside

The property benefits from a gated drive, integral double garage and gardens to the front and rear. The drive is block paved, with space to park several cars, with the garage behind this. This has a double width up and over door, power and light and glazed double doors out to the rear. There is a pretty lawn in front of the house, with planted borders and trees, with a good view out over the road to the fields beyond. The majority of the garden is at the rear of the house, and this takes in the first class view over the valley. There is a paved area directly behind the house, with steps down to a level lawn. This is edged with well stocked borders, and there is a useful undercroft store, and a decked area - the ideal spot for a table and chair or corner sofa set so one can sit, relax and marvel at the view.



Location

The sought after village of Horsley boasts a community owned shop, church, good pub 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. 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 this office turn right along the A46 Bath Road and bear right by the Town Hall in the direction of Horsley and Wotton-under-Edge. Continue for approximately one mile into the village of Horsley. Go through the village, passing the pub and school on the left. The property can be found a little way on, on the right, before the turning to Hollingham Lane on the right.

Property information

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

Local Authority

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



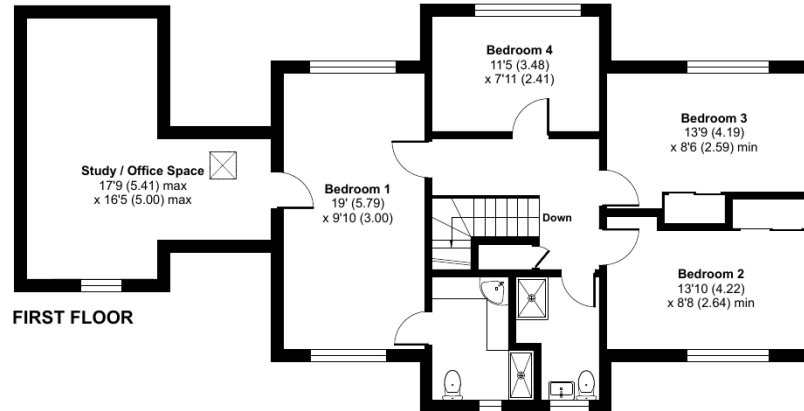
The Gables, Nupend, Horsley, Stroud, GL6

Approximate Area = 1835 sq ft / 170.5 sq m

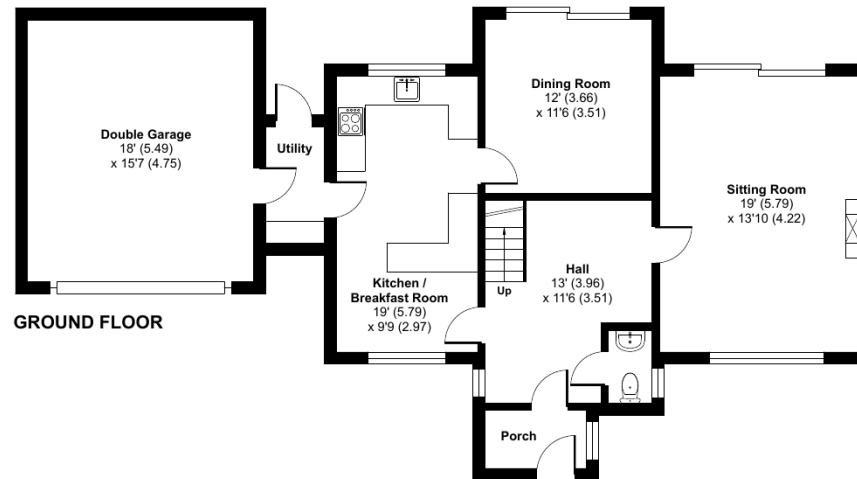
Garage = 280 sq ft / 26 sq m

Total = 2115 sq ft / 196.5 sq m

For identification only - Not to scale



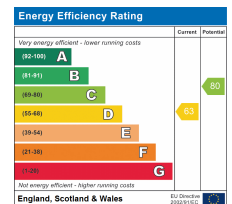
FIRST FLOOR



GROUND 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: 987042



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.