



17 Homefield, Shortwood, Nailsworth, Gloucestershire, GL6 0SP
£450,000

PETER JOY
Sales & Lettings



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A well presented detached bungalow on the outskirts of Nailsworth, enjoying stunning views over the valley. The property offers spacious accommodation including three bedrooms, an L-shaped kitchen/dining/sitting room, garage and a lovely enclosed rear garden (Draft details)

ENTRANCE HALL, L-SHAPED KITCHEN/DINING/SITTING ROOM, THREE BEDROOMS, BATHROOM, LOBBY/UTILITY, GARDEN AND GARAGE



Viewing by appointment only

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Description

A tiled entrance lobby provides a practical and versatile space spanning the full depth of the bungalow, complete with plumbing for a washing machine and a door leading straight out to the rear garden. From here, a door opens into the main entrance hall, which gives access to all principal rooms. The bungalow features two well proportioned bedrooms and a flexible third bedroom or study. Bedrooms one and two are generous doubles with built in wardrobes and windows overlooking the front garden, filling the rooms with natural light. The bathroom is fitted with a bath with shower over, WC, and sink, with a side window adding brightness. The heart of the home is the L-shaped kitchen/dining/sitting room. The sitting area, centred around a cosy woodburner, flows effortlessly into the dining space, where French doors open onto the patio, creating a seamless connection to the garden and ideal for family life or entertaining. The kitchen is fitted with a range of base and wall units, oven, hob, built-in fridge/freezer and dishwasher, and a window with far reaching views over the rear garden, making this a bright, sociable space.

Outside

Immediately accessed from the dining area is a large paved patio, offering a superb space for outdoor entertaining, dining, or simply relaxing in the sunshine. Its generous proportions make it ideal for summer gatherings, and it is enclosed by wrought iron railings. Steps lead down to a lawn bordered by established shrubs and hedging, creating a private and sheltered garden with an open outlook across the valley. The rear garden is fully enclosed, providing a peaceful retreat and excellent privacy, with gated side access for convenience. To the front, the property features a lawned garden with planted borders, along with driveway parking and a garage with up and over door. Behind the garage, a shed accessed from the garden offers useful additional storage.

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. Stroud is just four miles away, 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 our Nailsworth office turn left and left again at the mini roundabout into Old Market Street, continue along passing the bus station on your left hand side and at the Britannia pub turn left into Horsley Road and follow the signpost towards Shortwood. Upon reaching the village green, the road splits into two. Take the upper road and turn left sign posted Homefield. Carry a short way along where number 17 can be found on the left hand side.

Property information

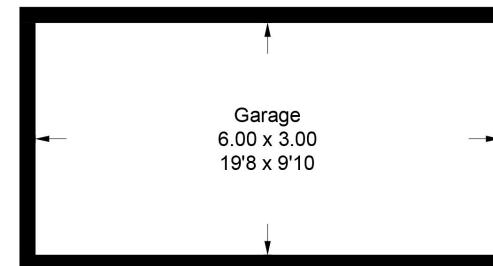
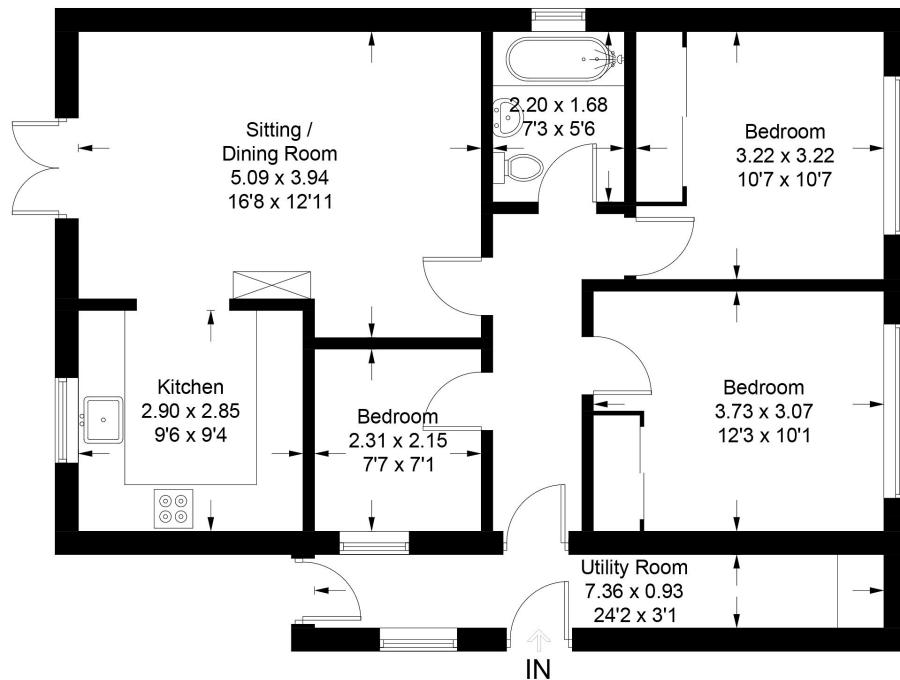
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely 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

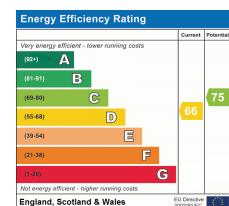
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Approximate Gross Internal Area = 76.7 sq m / 825 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 94.7 sq m / 1019 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. FourLabs.co © (ID1270806)



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.