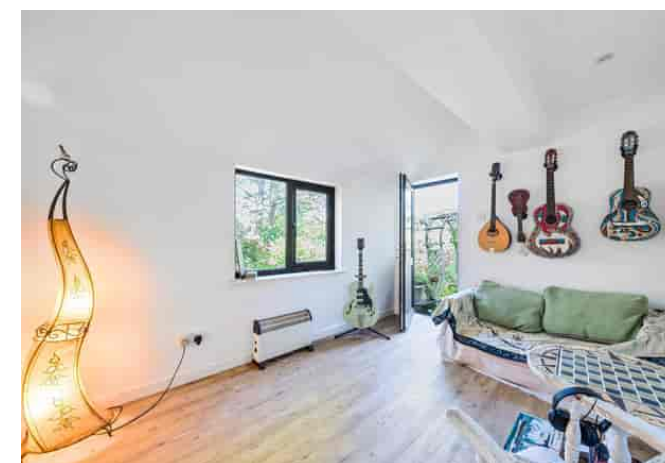




3 Whitecroft, Nailsworth, Gloucestershire, GL6 0NS  
£625,000

**PETER JOY**  
Sales & Lettings



### 3 Whitecroft, Nailsworth, Gloucestershire, GL6 0NS

A large modern house situated on the edge of a popular cul de sac just above the shops and amenities of Nailsworth town with a 20' sitting room, a 20' kitchen/dining room, two studio rooms, four bedrooms and an level organic garden with an outlook across to Watledge. (Lead photo of the rear of the house)

ENTRANCE HALL, CLOAKROOM/W.C, 20' SITTING ROOM WITH OPEN FIRE, TWO CONNECTING STUDIO ROOMS, 20' KITCHEN/DINING ROOM WITH GAS AGA, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, PARKING, AN ESTABLISHED LEVEL REAR GARDEN WITH AN OUTLOOK ACROSS THE VALLEY TO WATLEDGE.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



### Description

3 Whitecroft is a substantial detached property situated on edge of this popular cul de sac just above Nailsworth. This quiet, elevated spot is very much part of the good local community, with the shops and amenities of the town within easy reach via a footpath through neighbouring Springhill Crescent to Spring Hill and country walks just up the road. The property is built using traditional methods under a pitched tiled roof. It has been a happy family home for the current owners for nearly 20 years, with spacious accommodation arranged over two floors.

There's lots of good living space on offer here. This has been increased by the owner, by converting the garage into two extra connecting ground floor rooms. These two rooms are currently used as studio spaces and would be ideal as work from home space, or as a play room and garden room. In addition, the ground floor comprises a welcoming entrance hall, cloakroom/W.c, 20' sitting room with open fire and snug area, 20' kitchen/dining room with gas Aga and glazed doors to the garden and utility room. A large landing, principal bedroom with en suite shower room, family bathroom and three further bedrooms are above, on the first floor.

### Outside

The property benefits from parking and a level rear garden. The drive is at the front of the house, with space to park two cars, with a sloping lawned area to the side edged with mature shrubs and bushes. The majority of the garden is at the rear of the property. This area is level, and has been tended and treated exclusively used organic products and methods. There is a paved sitting area immediately behind the house, with a level lawn area beyond. Several raised beds are found at the end of the garden, with a greenhouse to one side of the lawn and a large planted bed on the other. There is another area of garden above this. Established planting and fruit trees are found throughout the plot, and there is a lovely view out between the trees across the valley to Watledge and the surrounding countryside.



### 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. Yet just four miles away is Stroud, 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 onto Spring Hill. Continue up the hill turning right into Northfield Road by Nailsworth Youth Club. Go past Old School Close and Whitecroft is the next turning on the right. Proceed into the road and the property is the second house on the left.

### Property Information

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

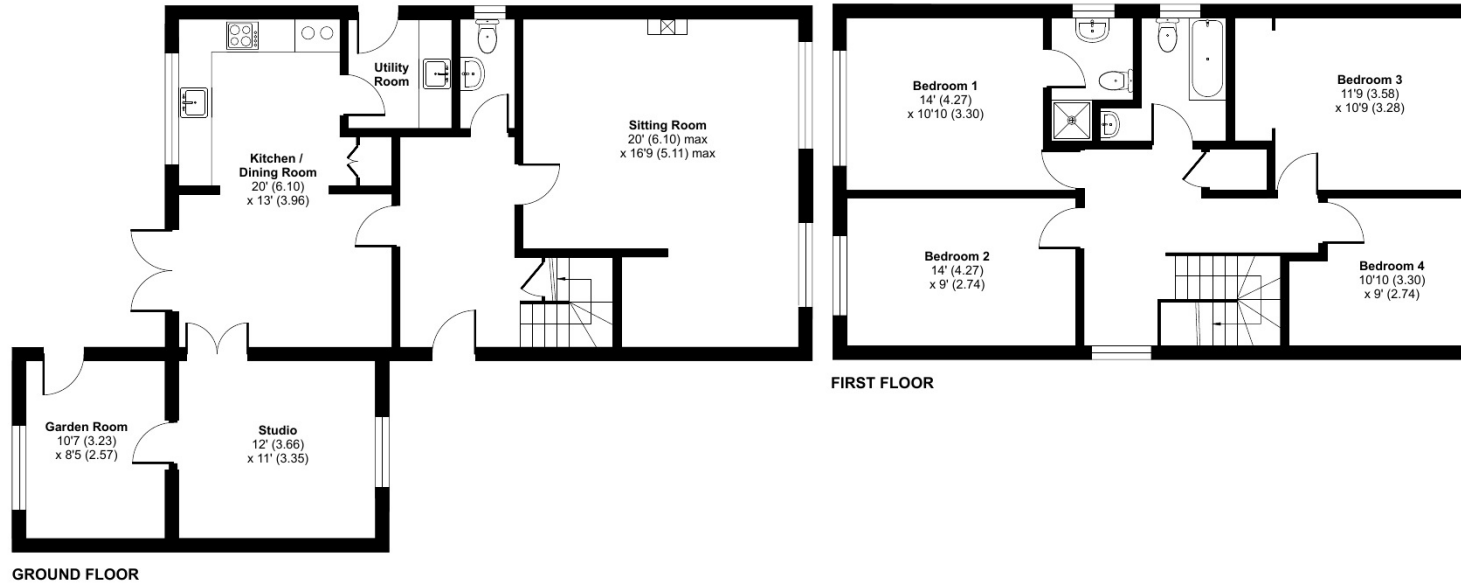
# Whitecroft, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1754 sq ft / 162.9 sq m

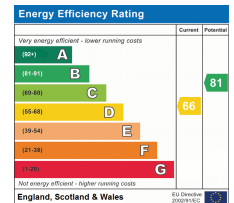
Outbuilding = 92 sq ft / 8.5 sq m

Total = 1846 sq ft / 171.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1158142



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.