



The Gables, Northfields Road, Nailsworth, GL6 0NB
£895,000



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A detached four bedroom Edwardian house located in a popular road high above Nailsworth and enjoying extensive views with gardens, garage and parking

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, SECOND RECEPTION ROOM, BOOT ROOM WITH CLOAKROOM OFF, PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, BATHROOM, GARDENS, OUTBUILDING, SINGLE GARAGE AND PARKING

Viewing by appointment only

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Description

Welcome to this charming detached Edwardian house, a delightful family home that seamlessly combines classic elegance with modern comforts. Built in 1912, the residence has been thoughtfully extended to enhance its living spaces, providing a perfect blend of proximity to town amenities and the tranquillity of the countryside. Located in a convenient setting, the property boasts stunning views that captivate from both inside and outside.

As you approach the front, the house welcomes you with its distinctive Edwardian features, including bay windows that not only add character but also flood the interior with natural light. The rare and evergreen rose named 'Mermaid' graces the front facade, showcasing large yellow flowers and contributing to the property's unique appeal. Step inside, and you'll discover a spacious interior where traditional and modern elements coexist harmoniously. The kitchen has a gas Aga, that creates a warm and inviting atmosphere. In the sitting room, a woodburner adds both charm and practicality, providing a cozy space for family gatherings. The staircase leads you to a spacious landing with access to a loft with potential for conversion (subject to the relevant planning permissions). The principle bedroom has a stunning stained glass window, adding a touch of vintage elegance to the space along with an en-suite shower room and dressing room. There are three further double bedrooms and bathroom on this floor.

Outside

Outside, the property offers a well-maintained west-facing rear garden with a hedge boundary featuring a variety of trees such as field maple, dogwood, alder and hazels. Fruit enthusiasts will appreciate the three damson trees, apple tree, wild plum, cherry, gooseberry, and red and black currant bushes. A vegetable bed with a no-dig system and dedicated asparagus beds cater to those with a green thumb. The outdoor space also includes a secluded entertaining area immediately off the kitchen, accessible through bi-fold doors, providing a seamless transition between indoor and outdoor living. A pedestrian gate at the rear of the garden leads to a hidden walkway, offering a charming shortcut to the road above. There is a tandem parking area at the front of the house and a single garage with an up-and-over door and inspection pit. Additionally, the house features an original doorbell, a hot and cold tap on the side, and an outbuilding with power and light. The greenhouse is equipped with water and a power cable awaiting a simple connection.



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 and proceed up Spring Hill, turning right into Northfields Road by the Youth Club. Continue along Northfields Road where The Gables will be found on the left-hand side just before the turning to Jubilee Road and identified by our for sale board.

Tenure

Freehold

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

The council tax banding is E.

Local Authority

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



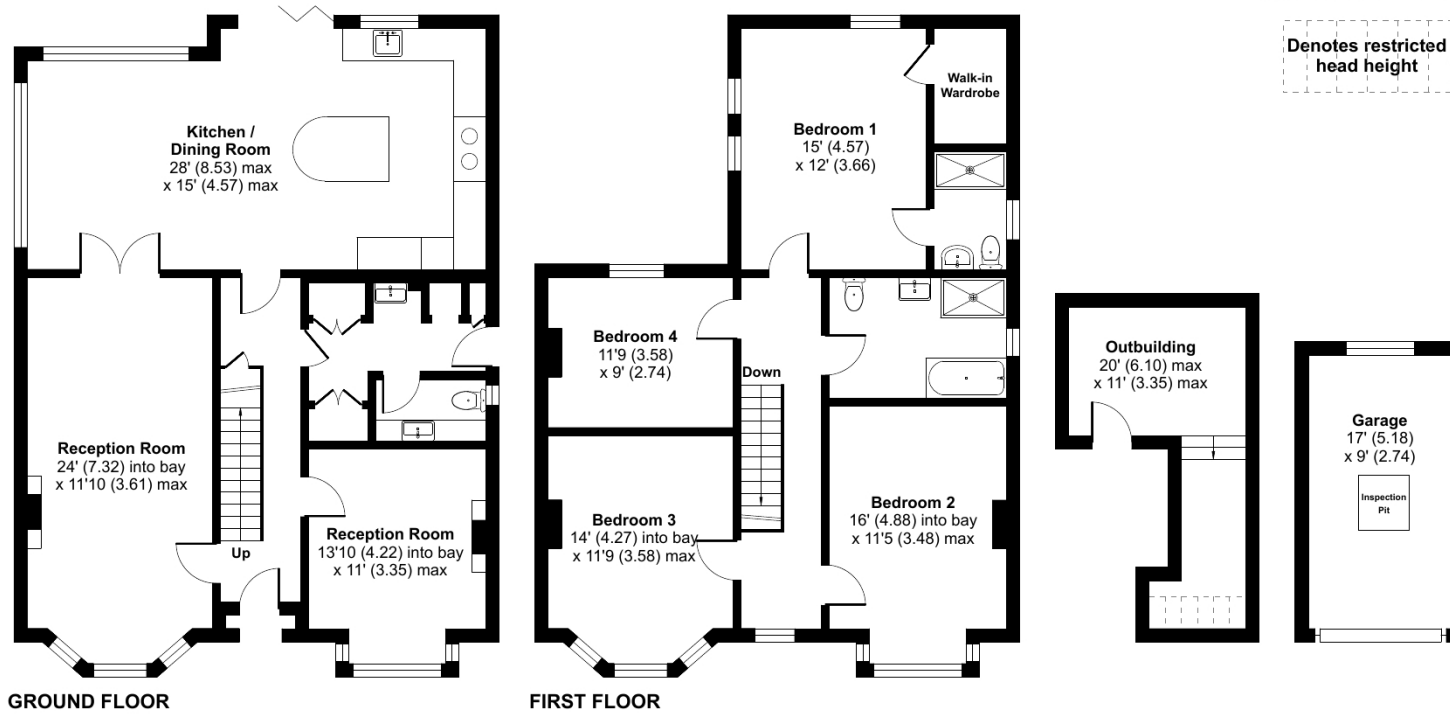


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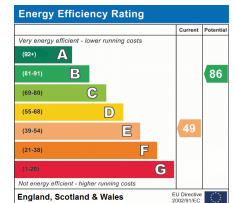
Approximate Area = 1962 sq ft / 182.2 sq m
 Garage = 153 sq ft / 14.2 sq m
 Outbuilding = 130 sq ft / 12 sq m
 Limited Use Area (s) = 12 sq ft / 1.1 sq m
 Total = 2257 sq ft / 209.6 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1074002



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.