



20 Whitecroft, Nailsworth, Gloucestershire, GL6 0NS  
£600,000

**PETER JOY**  
Sales & Lettings





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

A substantial detached house in a popular residential road on the outskirts of ever popular Nailsworth with an integral double garage, corner plot garden and approx. 28' of living space

ENTRANCE HALL, THREE RECEPTION ROOMS, KITCHEN, UTILITY ROOM, CLOAKROOM/WC, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM AND WALK IN STORE, FAMILY BATHROOM, THREE FURTHER BEDROOMS, INTEGRAL DOUBLE GARAGE, PARKING AND CORNER PLOT GARDEN

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

20 Whitecroft is a substantial detached property situated in a popular cul de sac just above Nailsworth. This 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 and improved during the current owner's tenure, with well presented accommodation arranged primarily over two floors.

This is a large property, with a lot of living space on offer. An entrance hall and reception room/snug are on the entrance level. A short staircase leads up to the inner hall, with a 20' sitting room, connecting dining room, kitchen, utility room and cloakroom/WC found on this floor. Another small flight of steps lead up to a bedroom, with a landing, 16' principal bedroom with en suite shower room and walk in store, family bathroom and two further bedrooms at the top of the house, on the first floor. The property is light and spacious, and there is a good outlook at the front of the property to Watledge and the surrounding countryside.

### Outside

The external space of 20 Whitecroft, being a corner plot, is a particular feature of the property and offer a gardener's delight. The gardens surround the property to the front, side and rear with terraces planted with a wide variety of specimen trees, shrubs and plants. There is a large west facing paved terrace, a garden pond and garden shed. There is good side by side off road parking to the front of the integral double garage.

### Location

Location Whitecroft is a quiet cul de sac in Nailsworth. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Bus services connect with Stroud, some four 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 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 continue down and around the corner. Carry on to the end of the road and the property can be found on the right.

### Agents note

A number of specimen trees within the boundary of the property have Tree Preservation Orders.

### 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 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



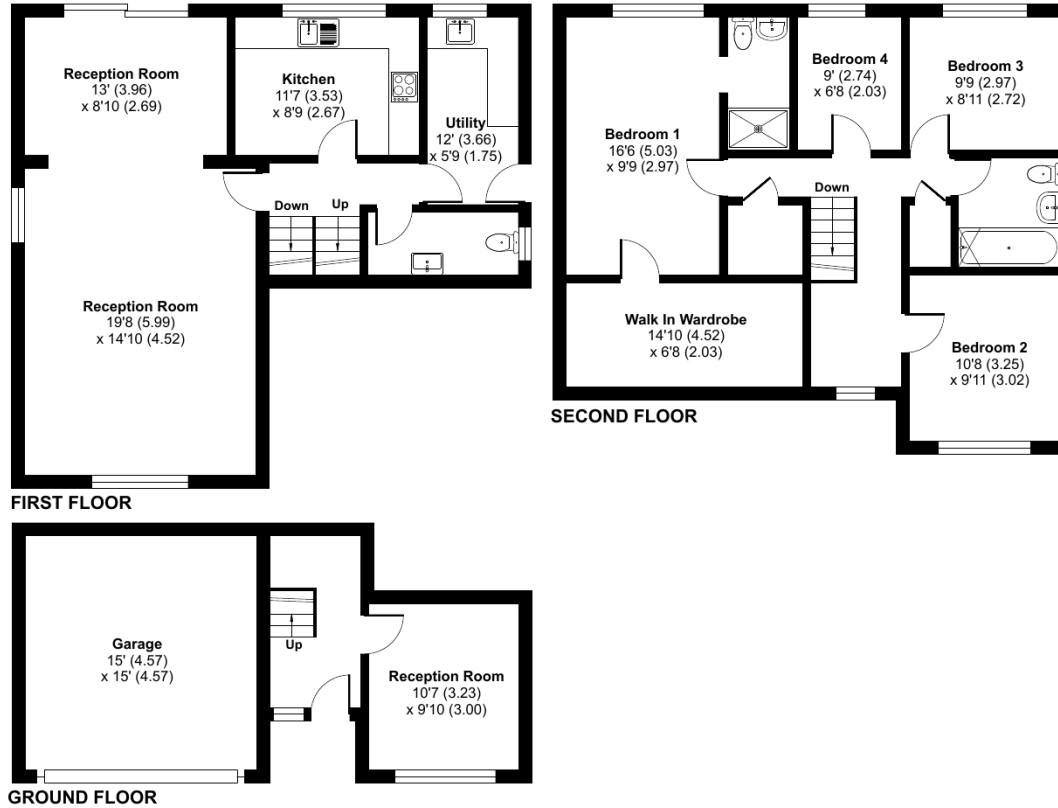
# Whitecroft, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1667 sq ft / 154.8 sq m

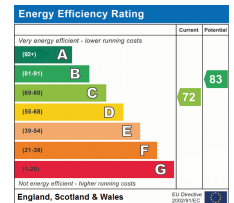
Garage = 222 sq ft / 20.6 sq m

Total = 1889 sq ft / 175.4 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: 1102053



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.