



8 Springhill Crescent, Nailsworth, Gloucestershire, GL6 0NU
£670,000

PETER JOY
Sales & Lettings



8 Springhill Crescent, Nailsworth, Gloucestershire, GL6 0NU

A beautifully presented four bedroom detached family home with a double garage, ample parking and mature gardens, set in a quiet, established cul-de-sac close to the popular town of Nailsworth - Lead photo is the rear view

ENTRANCE HALL, SITTING ROOM KITCHEN, STUDY, CLOAKROOM, LARGE CONSERVATORY, FOUR BEDROOMS, BATHROOM, GARDENS, DOUBLE GARAGE AND PARKING



Viewing by appointment only

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Description

Upon entering the property, you're greeted by a bright hallway with natural light and an open tread staircase. The sitting room is a spacious, dual aspect space running the full depth of the house. It features a wood burning stove and double doors that open into a large conservatory, an ideal setting for family life or entertaining, with views over the garden and an open plan feel that connects seamlessly with the rest of the ground floor. The kitchen has been updated with contemporary units and integrated appliances, and it too opens into the conservatory, creating a sociable and practical space. A separate study and a cloakroom complete the ground floor. Upstairs, the landing leads to four well proportioned bedrooms. The principal bedroom overlooks mature trees to the rear, offering a sense of privacy and calm. Bedroom two faces the front and benefits from built in wardrobes, while bedrooms three and four also provide good storage, bedroom three further benefits from plumbing. The family bathroom includes a roll top bath with rainfall shower overhead, modern tiling, WC, wash basin, and an airing cupboard. The property is conveniently located within walking distance of Nailsworth, with its range of shops, cafes, and amenities, while also offering access to nearby countryside walks, an attractive combination of accessibility and natural surroundings in a highly regarded area.

Outside

The property is tucked away at the end of the cul-de-sac with no passing traffic. There is off road parking for three to four vehicles and a double garage. The front garden is open plan and laid to lawn. A side gate leads to a beautifully maintained rear garden, ideal for entertaining with a patio area perfect for family barbecues and a fire pit. The sweeping lawn, mature flower beds, and well established boundaries with wooden fencing and mature trees ensure a privacy and peaceful retreat.

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, then left again at the mini roundabout into Spring Hill. Continue up the hill, passing Winslow House on the right hand side. Springhill Crescent is the next turning on the right. Follow the road to the bottom of the cul-de-sac where number 8 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 E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone may be limited inside the house.

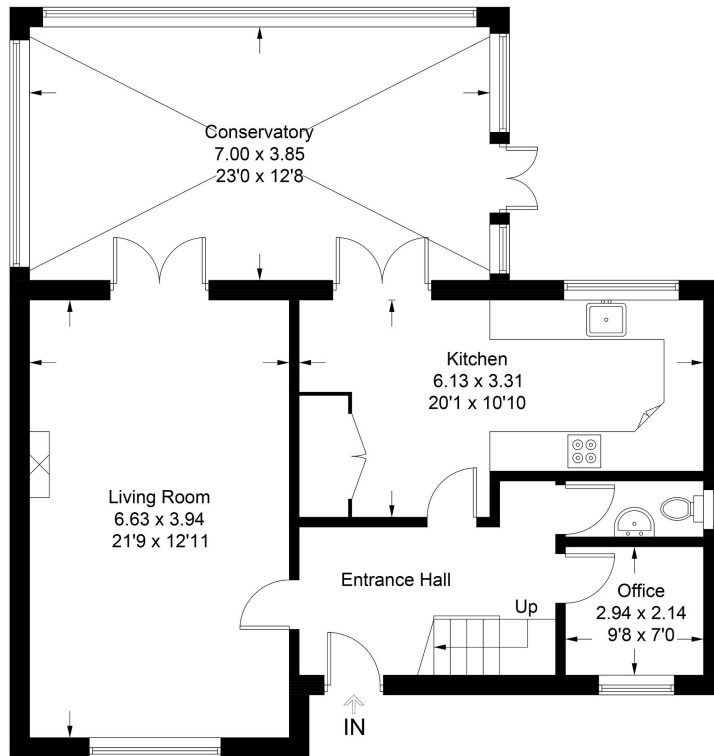
Local Authority

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

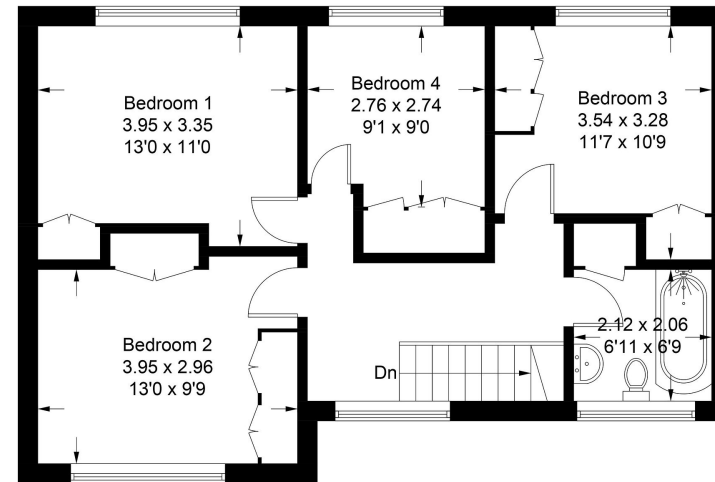


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Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210385)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-90) B		
(69-81) C		
(55-69) D		
(48-55) E		
(39-48) F		
(31-39) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.