



Kingsgate, Horsley Road, Nailsworth, Gloucestershire, GL6 0JR
Price Guide £650,000

PETER JOY
Sales & Lettings



Kingsgate, Horsley Road, Nailsworth, Gloucestershire, GL6 0JR

An extended detached bungalow tucked away in a private spot above Nailsworth town with three bedrooms, good living spaces and plenty of scope for further development in a total plot of 0.59 acres

ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, THREE BEDROOMS, BATH AND SHOWER ROOMS, TOTAL PLOT SIZE OF 0.59 ACRES INCLUDING LARGE GARDENS AND PLENTY OF SPACE TO PARK

Viewing by appointment only

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Description

Kingsgate is a well presented detached bungalow situated in a private position above Nailsworth. This location is very much part of the thriving local community, and benefits from good access to the shops and amenities of the town with country walks just up the lane. The property is built using traditional methods and has been carefully extended and improved by the current owner. The resulting accommodation will be plenty big enough for many buyers, but the size of the plot and the unconverted loft space over Kingsgate gives prospective buyers the chance to make further alterations should they choose to, subject to planning consent. The accommodation is arranged over one floor and comprises entrance hall, sitting room with glazed doors to the garden, kitchen/dining room, again, with doors that open onto the outside, utility room, shower room and three bedrooms, with a well finished bathroom en suite to the principal bedroom. The property feels light and open, and connects well with the garden space. There is a large loft space over the property, and buyers looking for more accommodation may well look to convert this area subject to building regulation approval/planning permission, creating a great two storey family home.

Outside

The gardens and plot at Kingsgate are of particular merit, and in total measure 0.59 acres. A driveway follows down from the lane and this also provides access to the neighbouring property. This then leads on to a parking area, with a shed sited just behind this. The gardens are to three sides of the property, with open ground with fruit trees to the front and steps that lead down to the front door. There is a paved area by the house, with glazed doors out from the sitting room, and this area is enclosed with fencing. A good level lawn is beyond this, and there is a great view along the Newmarket valley from this area. There is a further area of ground to the East, with another level area on that side of the property. The plot then slopes away, down towards the Horsley Road. There are large trees here, and a pedestrian access down to the road.

Location

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 carry on down the hill. At the mini roundabout turn left, and left again into Old Market (The High Street). Proceed along the road and turn left in front of The Britannia Inn, signposted Shortwood. Continue up the hill, and bear right for Shortwood, into Pike Lane. The turning for the property is the first turning on the right, but it's too tight to turn in driving up, so pass this, turn around in the turning to Rockness Hill, a little way along on the left, and drive back. Pull into the drive and bear left. The property is at the bottom of the drive.

Agents Note

The field next to Kingsgate has Planning Permission for up to 17 dwellings. For more information please visit Stroud District Council website planning reference S.19/1526/DISCON

Tenure

Freehold

Services

We understand that electricity and water are connected to the property. The property has an air source heat pump fitted. There is a private drainage system.

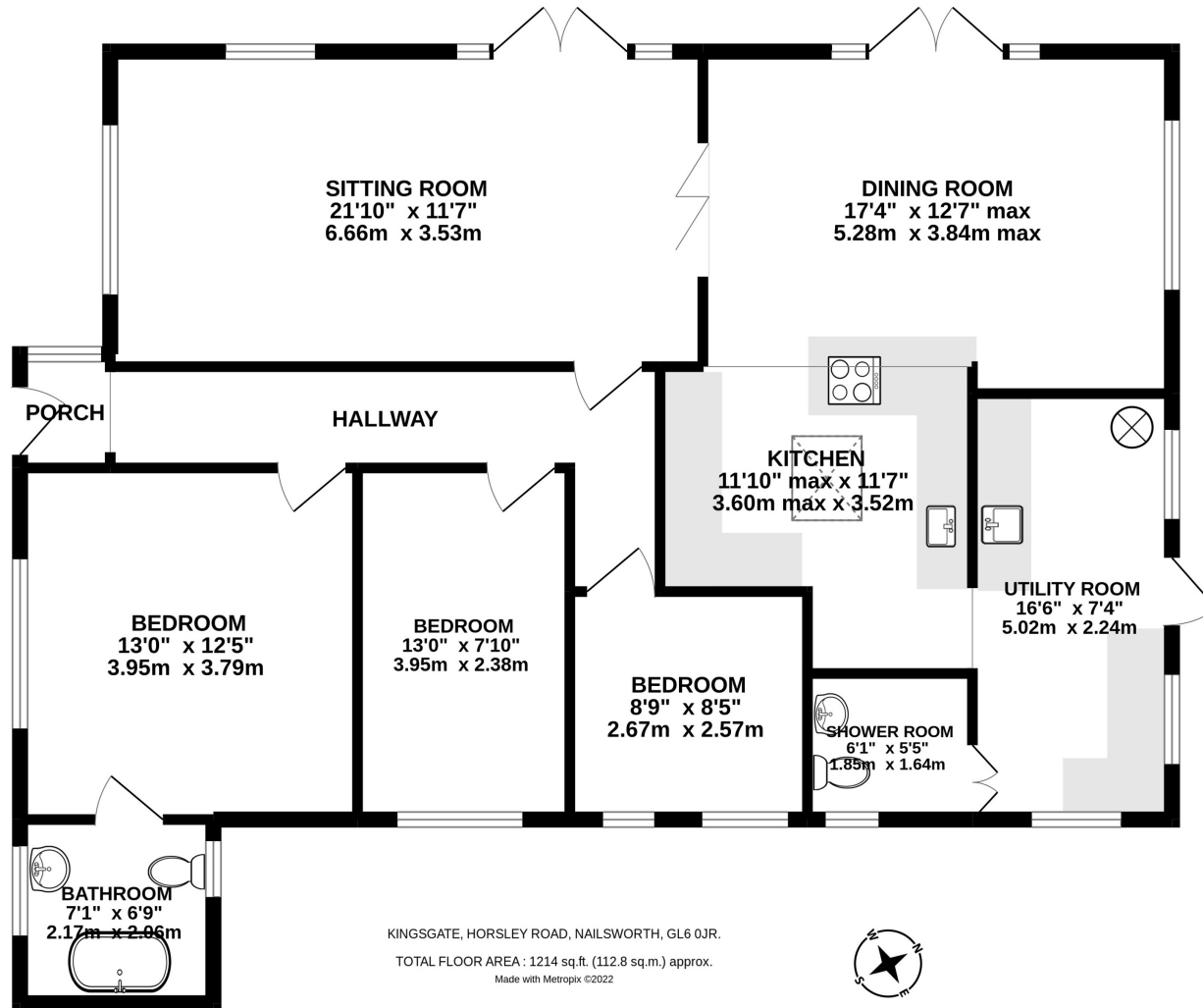
Council Tax

The council tax banding is E.

Local Authority

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

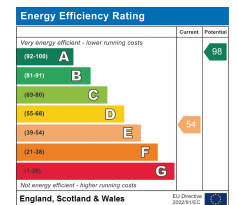




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TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

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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.