



Grove House, Worley, Nailsworth, Gloucestershire, GL6 0RD  
£950,000



## Grove House, Worley, Nailsworth, Gloucestershire, GL6 0RD

A MUST VIEW - a first class home oozing with character features and natural light, with beautiful views, garage, off road parking and within walking distance of town

ENTRANCE PORCH, SITTING ROOM, SEPARATE DINING ROOM, KITCHEN, UTILITY ROOM, STORE ROOM, CLOAKROOM, PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM, GUEST SUITE WITH SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, BATHROOM, SECONDARY SITTING ROOM/BEDROOM FIVE, GARAGE, GOOD PARKING AND SECLUDED GARDENS

Viewing by appointment only

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### Description

Grove House is a substantial detached cotswold stone family home in a good location on the edge of town. Converted from two dwellings, a three storey house and an adjoining two storey cottage, both are mid/late eighteenth century and are built in traditional cotswold stone with pitched stone tiled roofs. Grove House is south facing and looks across the valley to the town below and to the open woods and countryside of the AONB. The property is accessed via a private lane which serves four neighbouring houses before dead ending at a turning point. The location is extremely quiet and private however you can walk into town in five minutes or so. The house has four/five bedrooms, two/three receptions, three bathrooms, a main kitchen, a kitchenette, utility room, storeroom, and a single garage. The owners currently have the accommodation arranged as two sitting rooms, a dining room, two studies and two bedrooms, however that can easily be changed. All rooms are very good sizes.

The timber front door leads into a dining room with working Victorian fireplace and oak flooring. The oak flooring continues though into the sitting room where there is a cut stone fireplace with cast iron log burning stove. Off the the dining room there is a contemporary, high quality custom designed kitchen with a good size utility off. A staircase leads up from the dining room to the first floor, with a landing accessing the principal bedroom with dressing room and ensuite shower room, bedroom two (currently used as a study) and the family bathroom. A secondary staircase accesses a guest suite comprising of a bedroom a kitchenette and shower room. The guest suite can be accessed from bedroom two and has its own door from the garden. On the second floor there are two generous rooms (currently a study and second sitting room) with exposed beams and oak flooring. There is another door to the garden from this floor.



### Outside

There is a sweeping driveway from the lane leading to a parking area for several cars and a single integral garage. At the front of the cottage there is a large sunny terrace ideal for morning coffee or evening drinks, enjoying the southerly aspect and stunning views. There is a generous but manageable garden to the side and rear with raised vegetable beds, mature fruit trees and a level entertaining space ideal for barbeques.

### 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 this office turn left at the mini roundabout and then turn left into Old Market. Continue, passing the shops and then turn right into Chestnut Hill. Continue up the hill bearing left and turn left into The Rollers. Continue along this lane then turn right at "Whitehall". The property is the first on the right hand side. To access the parking for Grove House, drive past the property and turn at the end of the lane so you are coming back on yourself and the driveway will then be on your left hand side.



### Tenure

Freehold

### Services

Gas central heating, mains electricity, water and drainage.

### Council Tax

The council tax banding is F.

### Local Authority

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



# Worley, Nailsworth, Stroud, GL6

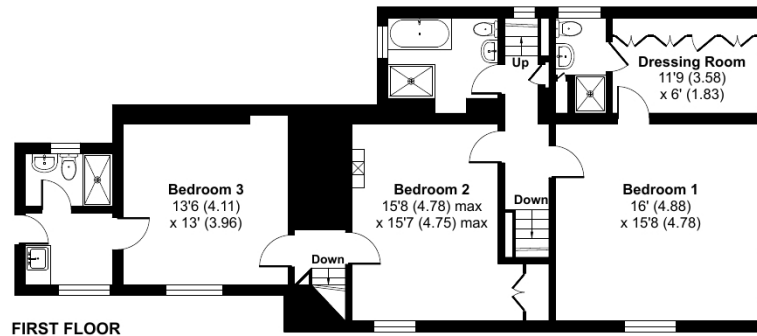
Approximate Area = 2476 sq ft / 230 sq m

Limited Use Area(s) = 130 sq ft / 12 sq m

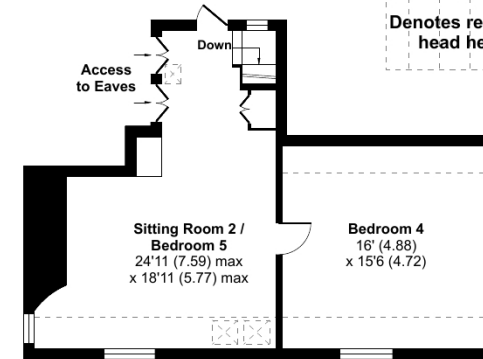
Garage = 135 sq ft / 12.5 sq m

Total = 2741 sq ft / 254.5 sq m

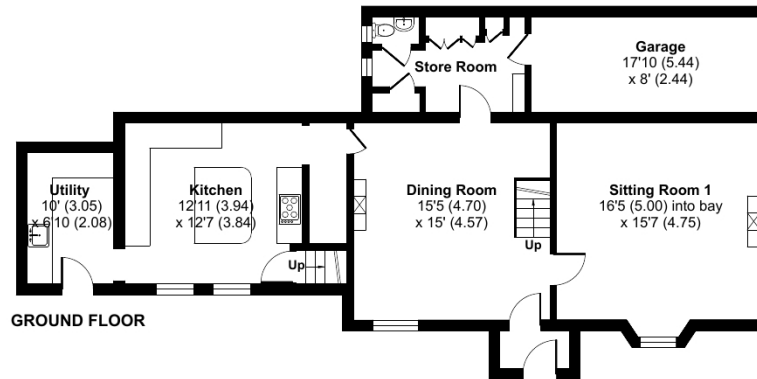
For identification only - Not to scale



FIRST FLOOR



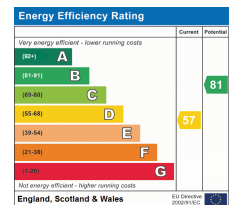
SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1061202



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.