



Kingsholme, Rockness Hill, Nailsworth, Gloucestershire, GL6 0JT
Price guide £750,000

PETER JOY
Sales & Lettings



Kingsholme, Rockness Hill, Nailsworth, Gloucestershire, GL6 0JT

An attractive, double fronted detached home set within a peaceful hamlet high above Nailsworth, offering far reaching valley views, two reception rooms, four bedrooms, generous gardens, a double garage with studio above, and parking for two cars

ENTRANCE HALL, SITTING ROOM, SEPARATE DINING ROOM, KITCHEN/DINING ROOM WITH AGA, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS, FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER, LARGE LANDSCAPED GARDENS, DETACHED DOUBLE GARAGE WITH STUDIO AND WC, AND PARKING FOR TWO CARS



Viewing by appointment only

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Description

Kingsholme is a delightful double fronted family home tucked away on a quiet lane in the sought after hamlet of Rockness, with breathtaking views across the Nailsworth valley. Owned by the same family since 2010, the property has been thoughtfully improved to create a light filled, tranquil home. The welcoming entrance hall leads to two well proportioned reception rooms. The sitting room features an oak floor, bespoke shelving, a bay window, and a cast iron log burning stove, while the dining room provides another generous space for entertaining. At the rear, the kitchen/dining room is the heart of the home, with custom cabinetry, oak worktops, a gas fired Aga, built in Neff appliances, and French doors opening onto the garden. A practical utility room and cloakroom complete the ground floor. Upstairs, the two principal bedrooms enjoy valley views, with the main bedroom benefiting from a large walk-in cupboard and built-in wardrobes. Two further bedrooms overlook the rear garden, accompanied by a family bathroom with bath, separate shower, and WC.

Outside

The property is approached via a single track lane serving neighbouring homes. There is private parking for two cars in front of the detached double garage, which is fitted with power, lighting, two up and over doors, and a side pedestrian door. Above the garage is a bright studio space with two Velux windows, an ideal home office or creative workspace, complete with ample eaves storage and a shower room with WC. The west facing rear garden is a standout feature, extending to approximately 0.259 acres and beautifully landscaped to create a series of delightful outdoor spaces. Immediately behind the house is a gravelled entertaining terrace, perfect for summer gatherings. Shallow steps lead to a well-tended cottage style garden planted with David Austin roses, climbing clematis, silver birch, apple, pear, and crab apple trees. A timber shed, greenhouse, and productive vegetable bed offer further appeal. The rear boundary adjoins open fields, enhancing the sense of peace and privacy. The garden and plot enjoy a glorious west facing aspect.

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 then left again at the mini roundabout into Old Market Street. Continue along the road and turn left in front of the Britannia Inn public house, signposted Shortwood. Proceed up Pike Lane and turn left again at the sign for Rockness. Take the single track lane on the right and follow it along. Kingsholme will be found on the right hand side.

Agents note

Please note that the photographs of Kingsholme were taken during the summer months, so the appearance of the garden and surrounding landscape may differ at other times of the year. The property is of hollow clay pot construction.

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 ultrafast, 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



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Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft
Garage / Studio = 50.0 sq m / 538 sq ft
Total = 163.8 sq m / 1763 sq ft

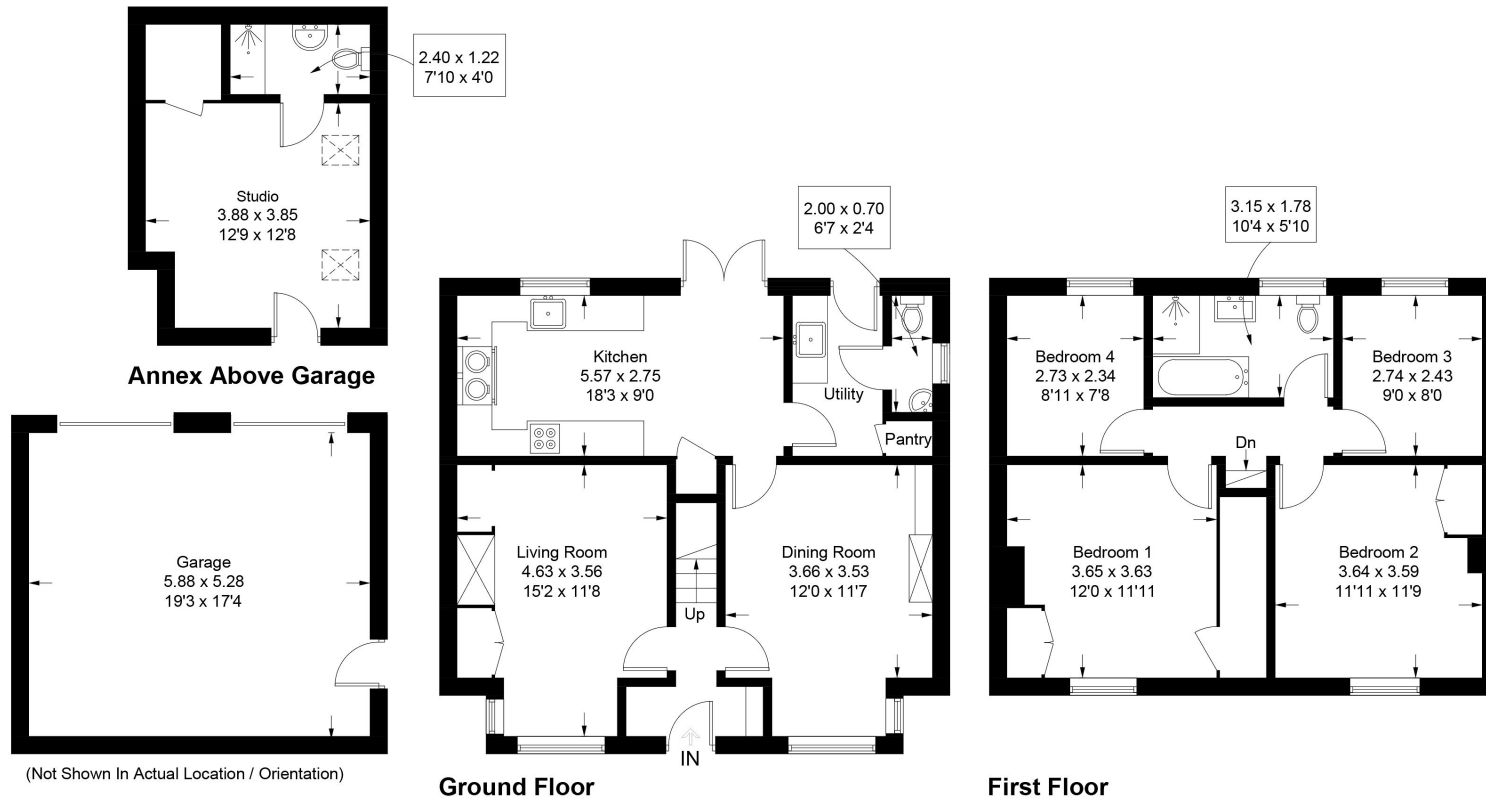
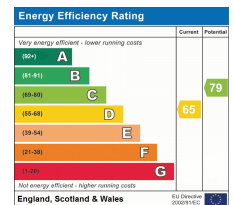


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234725)



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.