



21 Nortonwood, Nailsworth, Stroud, Gloucestershire, GL6 0HD  
Offers over £190,000

**PETER JOY**  
Sales & Lettings





## 21 Nortonwood, Nailsworth, Stroud, Gloucestershire, GL6 0HD

A non-standard construction end terrace house in a popular residential road high above Nailsworth town centre, with spacious accommodation arranged over two floors and offered chain free

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN, SEPARATE DINING ROOM, LEAN-TO CONSERVATORY OFF, LARGE LANDING, TWO DOUBLE BEDROOMS, SHOWER ROOM AND SEPARATE WC, GARDEN, SHED, SIDE ACCESS WITH STORAGE AND AMPLE OFF ROAD PARKING

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

A great opportunity to purchase a freehold house with excellent parking and within easy walking distance of the well regarded Nailsworth primary school. 21 Norton Wood is a well proportioned house in need of some general updating and would be ideal for someone to make into a great starter home or an investment property. An entrance porch leads into an entrance hall with stairs to the first floor and a door leads into the sitting room. The kitchen and dining room are at the back of the house, with a lean-to conservatory off and doors to the rear garden. On the first floor level there is a large landing, two double bedrooms, a bathroom and separate WC.

## Outside

To the front of the property there is parking for at least three vehicles. A side access with storage leads to the rear of the property with a useful shed. The compact garden is terraced and has flower beds and views towards Amberley. There is a pedestrian gate which leads to a children's play area.

## Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, 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 at the mini roundabout and left again and proceed up Spring Hill for approximately one mile. At the next roundabout by The Arkell Centre turn right and immediately left into Norton Wood. Number 21 can be found on the right-hand side.

## Agents note

The property is of non-standard construction and this build method is not accepted by every mortgage Lender. Buyers are advised to make enquiries with their lender, prior to making any financial commitment to purchase the property. The sellers have commissioned a report on the construction of the house, which is available to view at our Nailsworth office.

This property is being sold on behalf of executors and it is marketed subject to obtaining the grant of probate.

## Tenure

Freehold

## Services

Gas central heating, mains electricity, water and drainage

## Council Tax

The council tax banding is A.

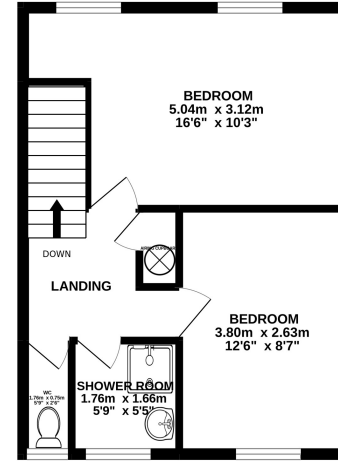
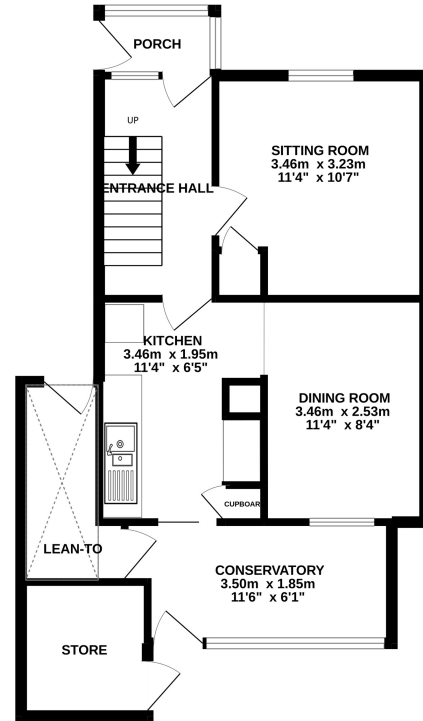
## Local Authority

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



GROUND FLOOR  
52.3 sq.m. (562 sq.ft.) approx.

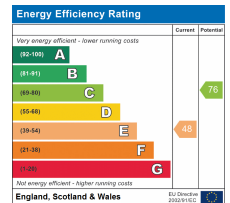
1ST FLOOR  
34.9 sq.m. (375 sq.ft.) approx.



21 NORTONWOOD, FOREST GREEN, NAILSWORTH, GL6 0HD.

TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.