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## Walkley Wood

Nailsworth, Stroud, GL6 0RY

Asking Price £295,000



Council Tax:



# 1 Walkley Wood Cottages Walkley Wood

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## Description

A Pretty 2 bedroom cottage located in the most desirable area of Nailsworth and within walking distance to the town. A Grade II Listed cottage benefitting from some wonderful far-reaching countryside views. Accommodation is spread over 4 floors comprising: An entrance hall with the sitting room leading off. A staircase and door leads down the kitchen/open plan dining room is of a generous size with some built in appliances and built-in units. There is direct access out to the rear storage store. To the next level, there is a well-presented bedroom enjoying far-reaching countryside views and looking the family bathroom is also on this level and is well presented with a white suite. To the top floor, there is a good size attic bedroom enjoying plenty of light and a beamed ceiling. Outside, there is a shared gravelled path to the property and a small patio area from where to sit and relax. There is also a storage shed. Please note; The property would make an ideal holiday home and is currently being used as an Air B&B providing an income.

## Hunters GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## Amenities

Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift

shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 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), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## Hallway

Old school style radiator, staircase to the first floor, wooden door to the sitting room.

## Sitting Room

14'4" x 9'3" (4.37m x 2.82m)

Wooden latch style window to the front, old school style radiator, wood burner to chimney breast, book shelving, display recess, wooden flooring, secondary glazed wooden window to the side. Door with staircase down to the kitchen dining room.

## Lower Ground Floor

### Kitchen Dining Room

13'8" x 11'5" max + 4'5" x 3'2" (4.17m x 3.48m max + 1.35m x 0.97m)

A range of grey shaker style base units with appliances to include a built-in electric oven, five ring gas hob, stainless steel extractor hood over. Plumbing and space for a slimline dishwasher, stainless steel sink with mixer tap, under stairs area, tall storage cupboard, double radi, and additional area has a roof window, oak worktop and shelving. A stable door leads to the rear.

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## First Floor Landing

A staircase via a door leads to a half landing. A cupboard houses a Worcester gas fired boiler and hot water cylinder.

## Bathroom

8'0" x 6'3" max (2.44m x 1.91m max)

A White bathroom suite comprises of a WC, panelled bath with telephone style taps and shower handset with electric shower over. Also a pedestal basin, some tiled walling, a chrome heated towel, latch style window and deep sill, shaver light and point.

## Bedroom 2

12'5" to window > 10'4" x 7'2" > 6'2" (3.78m to window > 3.15m x 2.18m > 1.88m)

Latch style window with deep sill, storage covered, under stairs area.

## Half Landing

Leading to top Master Bedroom with a latch style window.

## Master Bedroom

12'7" max x 14'7" max (3.84m max x 4.45m max)

Poles for hanging clothes, partly sleeping ceiling, latch window with sill, two roof windows with rooftop views, old school style radiator, loft hatch, part stone walling.

## Outside

### Front Garden

A communal gate shared with the neighbouring cottage gives access to the two cottages with ours being the cottage on the right hand side. There is an area to the right hand side of the path laid to slate with surrounding shrubs and a stone wall to the roadside.

### Rear Access To Store

Located and accessed via the rear is a lean to store attached to the neighbouring property which is accessed via the neighbours garden.

### Agents Notes

Grade II Listed. Freehold. No onward chain.

### Tenure

Freehold

### Council Tax Band

Currently not rated as the property is used as an Air B&B business. Previously a band C



Road Map



Hybrid Map



Terrain Map



### Floor Plan



### Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.