



Park Road, Nailsworth, Stroud, GL6 0HS

Asking Price £525,000

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# Park Road, Nailsworth, Stroud, GL6 0HS

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Located in the ever-popular town of Nailsworth, within easy walking distance of local shops, cafés, and amenities, this well-presented detached Cotswold stone cottage, complemented by a generous garden, driveway parking, and a garage.

Upon entering, you are welcomed into a kitchen/dining room with ample built-in storage. To the rear, a light and airy sitting room features a beautiful Cotswold stone fireplace with multi-fuel burner, and double doors opening onto the patio and garden beyond.

Upstairs, the property boasts two bedrooms, with the principal bedroom enjoying direct access to a sunny roof terrace—the perfect spot to relax and take in the far-reaching garden views. The family bathroom is also located on the first floor, while the top floor attic room offers additional versatile space, enhanced by a beamed pitched ceiling and views over the garden. A large storage room adjoins this space, providing excellent practicality.

Outside, the property is approached via a driveway with parking and a garage set back. The long rear garden is beautifully arranged with planted borders, paved seating areas, vegetable plots, two storage sheds, and a greenhouse.

This delightful cottage seamlessly blends character with comfort, offering the best of Cotswold living in a sought-after location.





#### 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.

#### Kitchen Dining Room

15'0" x 10'3"

A cream range of gloss wall and base units with worktops over. Plumbing for washing machine, ceramic sink with mixer tap, three double glazed windows with deep sills, range style electric cooker, glass



splash backing with extractor over. Built-in refrigerator, under cupboard lights, radiator, recessed lighting, composite front door, Karndean flooring.

#### Sitting Room

20'2" x 15'0"

An extended room with double glazed French doors and windows either side to the garden. Additional double glazed window to the driveway, understairs cupboard, staircase to the first floor. Multi fuel burner to a stone surround and Heath, 2 double radiators.

#### First Floor Landing

Fixed double glazed window, cupboard with Worcester gas combination boiler. Doors two...

#### Master Bedroom

14'4" max > 11'8" x 10'7"

The master bedroom gives access to a roof terrace via a double glazed door. Double glazed the window, door with staircase leading to the attic bedroom. Double radiator. Please note that this room could quite easily be divided to create a walk through to the stair staircase, which leads to the attic room.



#### Roof Terrace

Boasting wonderful views over the garden and beyond, railings.

#### Bathroom

A suite comprises a WC, panelled bath with mixer tap and shower handset, pedestal wash basin, ball light, double glazed window.

#### Front Bedroom 2

11'0" x 8'6"

Double glazed window to the front, radiator. Will take a double bed.

#### Top Floor

#### Attic Room

14'4" max > 11'8" x 10'9"

Two double glazed windows with deep sills, double radiator, doorway through to the eaved store area with restricted head height and a small fixed double glazed window. The store area measures 10'4" x 6'2" or 3.15m x 1.88m beam to beam.

#### Outside



#### Front Garden

The front garden boasts a variety of shrubs and plants with driveway alongside.

#### Driveway & Garage

18'5" x 8'0"

Running alongside of the cottage is a driveway behind metal gates with carport over providing parking for smaller cars along the side of the property. There is also outside lighting and a door from the drive leads into the kitchen as well as the gate into the garden. The garage is a good size single garage with double glazed window and view, up and over door, light and power.

#### Rear Garden

A long rear garden can be found with deep patio adjacent to the cottage with gate leading to the driveway. A low wall planter with steps along side leads to a sloping garden offering a variety of well planted shrub beds and plants not forgetting the small shed tucked into the rear of the garage. The garden continues into a kitchen garden area for planting vegetables with pathway along side leading to a second shed



and greenhouse. Wonderful views can be had from the garden and the roof terrace.

#### Social Media

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#### Tenure

Freehold

#### Council Tax Band

Band C



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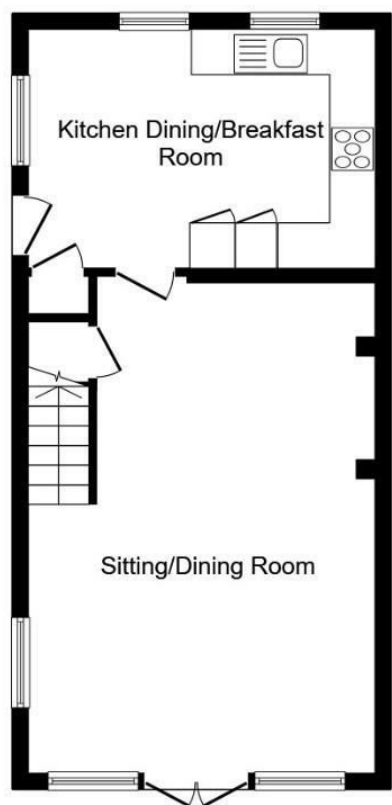
| Energy Efficiency Rating                                  |           |           |
|-----------------------------------------------------------|-----------|-----------|
|                                                           | Current   | Potential |
| Very energy efficient - lower running costs               |           |           |
| (92 plus) <b>A</b>                                        |           |           |
| (81-91) <b>B</b>                                          |           | <b>82</b> |
| (69-80) <b>C</b>                                          |           |           |
| (55-68) <b>D</b>                                          | <b>55</b> |           |
| (39-54) <b>E</b>                                          |           |           |
| (21-38) <b>F</b>                                          |           |           |
| (1-20) <b>G</b>                                           |           |           |
| Not energy efficient - higher running costs               |           |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           |           |

#### DISCLAIMER

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.

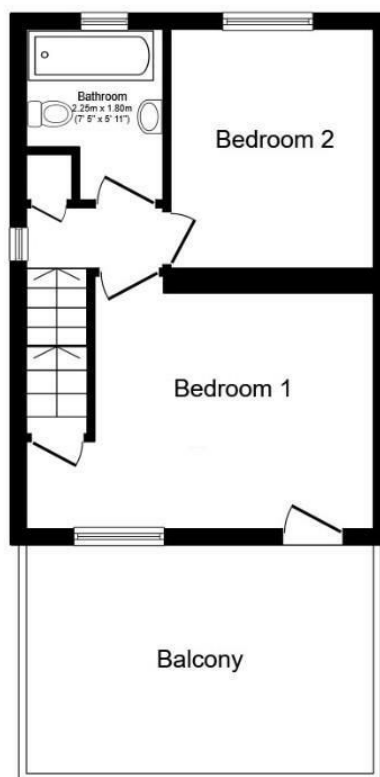
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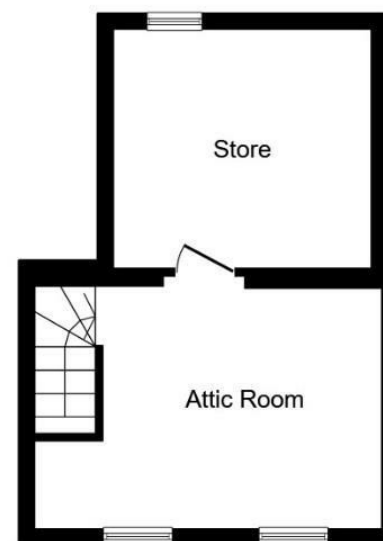
Ground Floor

Floor area 44.8 sq.m. (482 sq.ft.)



First Floor

Floor area 30.1 sq.m. (324 sq.ft.)



Second Floor

Floor area 26.3 sq.m. (283 sq.ft.)

Total floor area: 101.1 sq.m. (1,088 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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