

# The Chooks

Nupend

Horsley

Stroud

GL6 0PY



kw

OFFERS IN THE REGION OF: £410,000

3 BED, 1 BATHROOMS, 1 RECEPTION

RESIDENTIAL RENOVATION PROJECT  
LAND (Subject to Planning Permission)

**kw**  
KELLERWILLIAMS.







**A fantastic renovation opportunity in  
the Cotswold Village of Horsley**

Set in Nupend, within the thriving Cotswolds village of Horsley and only minutes from the vibrant market town of Nailsworth, this charming end-of-terrace home enjoys uninterrupted views across the Cotswolds National Landscape (AONB) and the beautiful rolling valleys of Horsley.

A rewarding renovation project with excellent scope for extension and/or the addition of an ancillary building/garden room/home office in the generous rear garden (STPP), plus the creation of private off-road parking via an existing right of way.

A gate and pathway from the main road lead to an entrance porch. Inside, a galley-style kitchen continues to a utility area and ground-floor WC, while to the left a generous through lounge with rear conservatory flows directly out to the large rear garden plot. Three double bedrooms upstairs are served by a family bathroom with shower and WC, plus a loft room offering clear potential for conversion into a fourth bedroom (STPP).

Offered with no onward chain, this characterful property brims with possibility in a highly connected and desirable Cotswolds' village.



## KEY FEATURES

- Renovation project in Horsley village, Stroud
- Chain free end of terrace home
- Requires full modernisation
- Large garden with rear vehicle access / right of way
- Scope to extend and/or or add ancillary building (STP)
- Three bedrooms plus convertible loft room
- Set within Landscape Character Area (AONB)
- Stunning countryside views
- Wonderful walks from the door
- Under 15 mins drive to Nailsworth, Stroud & Tetbury
- Walking distance to highly-regarded primary school
- Thriving village amenities: pub, community shop, children's play park, nursery, Grade II listed church & village hall



# *The Perfect Location*

## HORSLEY VILLAGE

### A VIBRANT VILLAGE WITH TIMELESS APPEAL

*Horsley is a close-knit village with a population of approximately 750. While proudly rural, it offers excellent connectivity, being less than 5 minutes from the vibrant market towns of Nailsworth, with Tetbury and Stroud only a 15 minute drive. Combining an unmatched blend of history, nature, and modern living, Horsley strikes the perfect balance for those seeking a tranquil rural lifestyle or a welcoming village community.*









## Natural Beauty & Rich History

- Located in the Cotswolds Area of Outstanding Natural Beauty (AONB).
- Beautiful Cotswold Village charm, with characterful old cottages, & drystone walls enriching the village's charm.
- Surrounded by rolling hills, iconic drystone walls, and countless scenic walking trails such as the iconic Horsley & Kingscote route.
- Home to historic landmarks, including the Grade II\* listed St Martin's Parish Church, Old Post office, Horsley Court and Horsley Mill.

## Community Infrastructure

- Horsley Primary School – A highly regarded local primary school.
- Playgroup & Pre-School in the village – running four days a week
- A vibrant and well stocked community shop, run by local residents, selling quality local produce – <https://horsleyshop.co.uk>
- A village Hall and pavilion serving as hubs for community activities .
- The Hog, a proper village pub in the heart of Horsley
- Playing fields & football pitches & an exceptional children's play area.
- Walking distance to Ruskin Mill Education Trust, renowned for its stunning gardens, providing a scenic 25-minute walk to Nailsworth

## Community Events and Art Scene

- Regular village events, including the popular Horsley Grand Village Fete and Produce Show, as well as every event conceivable all year throughout summer and winter, such as Fireworks night, Halloween, jumble sales, coffee mornings, wreath making & Christmas Parties.
- Horsley's vibrant art scene features a sculpture trail and local artists, including illustrators, printmakers, musicians, filmmakers, poets, and storytellers who local event at St Martin's Church, Ruskin Mill, and Horsley Open Gardens.

## Connectivity

- Convenient access to major settlements including Nailsworth (5 minutes by car), Stroud (15 minutes by car), and Tetbury (15 minutes by car), offering diverse range of coffee shops, cafes, restaurants, boutiques and shops. There are also many high schools in proximity.

## Nearby Recreation

- Nearby recreation opportunities are immeasurable including; leisure centres, swimming pools, golf courses, riding stables, bowls club, gliding, polo grounds and Calcott Spa in Tetbury.











THE CHOOKS

*The Opportunity*







*CGI Development*









*CGI Renovation*











*CGI Renovation*













*CGI Development*



*CGI Development*















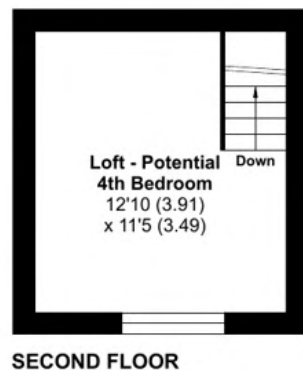
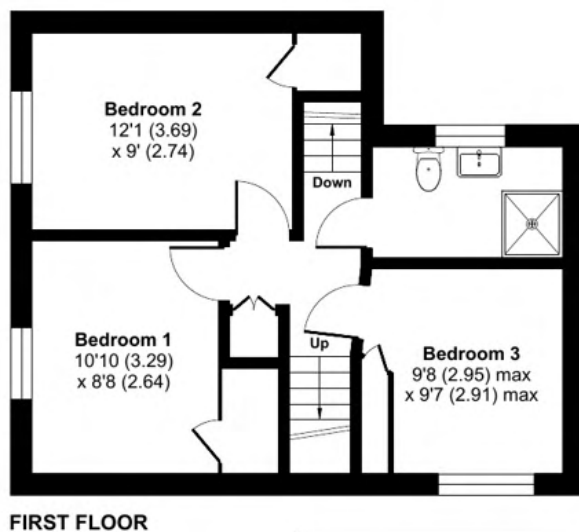
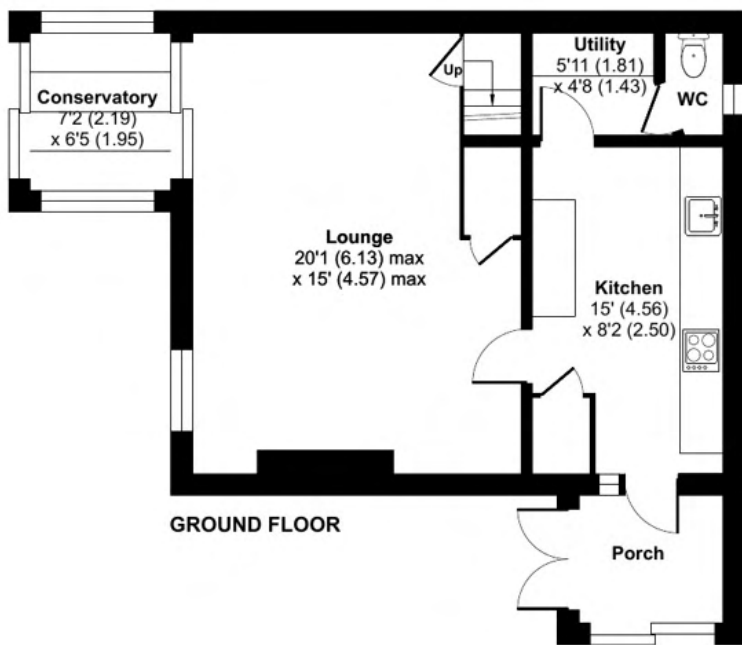












## TECHNICAL DETAILS

- Total Floor Area: 1,170 sq.ft (108.7 sq m)
- EPC Rating: D (Potential to uplift to C)
- Council Tax Band: C
- Tenure: Freehold
- Mobile Signal Good (OFCOM)
- Mains gas, central heating, electricity water and drains
- Broadband Availability - Standard and Ultra-fast
- Local Authority: Stroud District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. The Chooks has scope for increased efficiencies with details set out in the EPC which can be issued on request.

### 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.



## PLANNING & DEVELOPMENT NOTE

The property is situated within the Cotswolds National Landscape (Area of Outstanding Natural Beauty).

- Standard Permitted Development rights apply to the house. The enlarged-home prior-approval scheme (allowing up to 6 m/8 m rear extensions via neighbour consultation) is not available in the AONB.
- Rear/side extensions and incidental outbuildings (e.g. garden office, gym, studio) are often achievable under Permitted Development provided they remain within the normal size, height and siting limits that apply nationally.
- Larger extensions or outbuildings frequently obtain planning permission when sensitively designed and in keeping with the Cotswold character.

The property is not listed. There are several Grade II listed buildings in the vicinity (closest approximately 86–87 m away). No Article 4 Directions removing PD rights are currently recorded on the public register.

The concept images included in the marketing material are illustrative only and depict proposals that would exceed Permitted Development allowances; any such scheme would require a formal householder planning application.

Prospective purchasers who are acquiring the property with a view to extending or adding ancillary buildings are strongly advised to make their own enquiries and seek professional advice (from a suitably qualified architect, planning consultant and/or Stroud District Council) to establish what may be achievable on the site.

The agent gives no guarantee or warranty that planning permission or Permitted Development rights will be available for any particular scheme.

(Material information provided in accordance with Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Material Information Guidance)





*Buy Me!*



*Adam Clegg*

**Adam Clegg**

07496 029683

adam.clegg@kwuk.com

