

1 PUMP ROW

WATLEDGE, NAILSWORTH



1 Pump Row, Watledge Road, Nailsworth, Stroud, GL6 0AT

A BEAUTIFULLY PRESENTED END OF TERRACE COTSWOLD STONE COTTAGE IN A SOUGHT AFTER HAMLET ABOVE NAILSWORTH WITH A LOVELY OUTLOOK ACROSS THE VALLEY.

Sitting/Dining Room, Kitchen, 2 Bedrooms, Family Shower Room, Terraced Rear Garden, Front Courtyard

OFFERS IN EXCESS OF £300,000

DESCRIPTION

1 Pump Row is a beautifully restored two bedroom end of terrace Cotswold stone cottage in the sought after area of Watledge. There are two bedrooms, a sitting/dining room, fully fitted kitchen, family shower room, courtyard garden to the front and a terraced garden to the rear with commanding views over the valley. The current owners have created a flexible living space, with the ground floor reception room complete with original stone wall and Hunter style coal effect gas fire in a stone fireplace. The first floor bedroom is currently used as a sitting room with Shoji screens giving privacy when used as a guest bedroom. There is access to the kitchen on this level, with integrated kitchen with twin oven, fridge/freezer and waste disposal unit, and there is a door to the rear garden, patio and decked area beyond this. On the second floor there is a large bedroom with fitted wardrobes and an exposed stone wall. The house benefits from gas central heating with contemporary radiators and full double glazing, and the cottage has been rewired and replumbed and is comprehensively insulated.

The property benefits from a terraced rear garden and a pretty courtyard at the front. The courtyard space is paved, with a wrought iron fence with gate at the front. The rear garden is accessed from the first floor, with a door that leads out to this space from the kitchen. The garden stretches up from the back of the house, and is the area to the right of the steps (that are shared with the neighbouring property) that lead up through the plot. The south west facing garden is planted with perennials and shrubs with spring bulbs summer flowers in the first tier.

DIRECTIONS

From our Minchinhampton office head along West End, leading into Windmill Road towards Minchinhampton Common. At the junction, turn left and head down the hill towards Nailsworth. Just before the cattle grid on the sharp bend, turn right along a small lane leading to Watledge. Continue along the lane for circa quarter of a mile and 1 Pump Row will be found on the right hand side behind black iron railings. Parking is located on Watledge itself.

LOCATION

Watledge is a charming hamlet within walking distance of the vibrant market town of Nailsworth. The hamlet comprises a pretty lane flanked by beautiful period properties. Located at the foot of a steep sided valley, Watledge is wonderfully peaceful, with minimal passing traffic, yet still within easy access of amenities and within minutes from open countryside, including Minchinhampton Common, offering 100s of acres of National Trust commonland.

Nearby Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarke, a popular delicatessen, William's and the favoured bakery Hobbs. Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' Market. One of the key draws to the area is the excellent choice of schools, in both the state and private sector. There are sought after grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is only a five minute drive up the hill and Westonbirt School in Tetbury and Wycliffe in Stroud, are both easily accessible. There is also an excellent choice of schools in Cheltenham. The surrounding countryside offers a lovely source of walks with good pubs to explore and there are three challenging golf courses in nearby Minchinhampton.

TENURE	Freehold
EPC	EER: Current 57 / Potential 87
SERVICES	All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band C - £2,085 Ofcom checker: Broadband - standard 20 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

IMPORTANT NOTICE: *Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

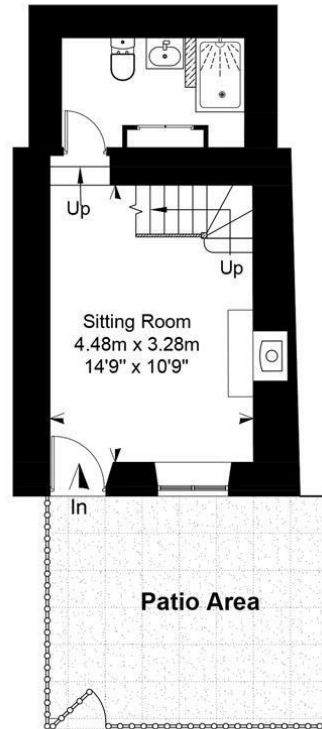


1 Pump Row, Watledge Road, Nailsworth, Gloucestershire

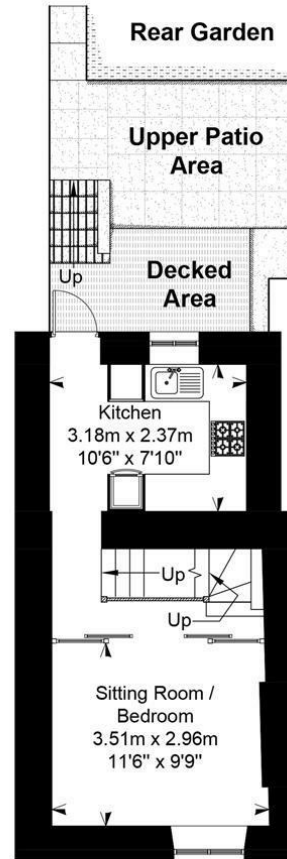
Approximate IPMS2 Floor Area
House 63 sq metres / 678 sq feet

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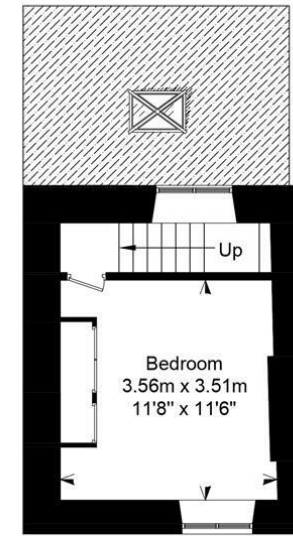
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Second Floor



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