

1 ORCHARD MEAD

NAILSWORTH



1 Orchard Mead, Nailsworth, Stroud, GL6 0RE

A DETACHED 3 DOUBLE BEDROOM FAMILY HOME IN A QUIET LOCATION IN THE CENTRE OF NAILSWORTH WITH SCOPE FOR RENNOVATION AND MODERNISATION.

Porch, 21' Sitting Room, Dining Room, Kitchen, Office/Snug, 3 double Bedrooms, Family Shower Room, Guest WC, Detached Garage, Front and Rear level Gardens, gated Driveway, Off Street Parking.

GUIDE PRICE £475,000

DESCRIPTION

A detached 3 bedroom family home located in a quiet position within easy walking distance of Nailsworth town centre. In need of renovation this property offers a buyer the chance to put create a modern family home.

The ground floor accommodation comprises of an unexpectedly large 21 foot sitting room with separate dining room leading off, a home office/snug, kitchen and guest WC. On the first floor are three double bedrooms, all with useful storage spaces, and a family shower room.

Outside are mature and enclosed level gardens at both the front and rear, with a gated driveway providing parking for several cars as well as access to the detached garage.

LOCATION

Orchard Mead is moments from the centre of the buzzing market town of Nailsworth with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen. 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 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 the stylish spa hotel, Calcot Manor, is within a ten minute drive. There are three challenging golf courses in nearby Minchinhampton plus a fabulous common, providing 100s of acres of glorious National Trust land and well-known for the cattle and horses that freely graze.

DIRECTIONS

From our Minchinhampton office, proceed along West End into Windmill Road and at the junction on the Common, turn left for Nailsworth. Proceed across the Common and down the 'W' into Nailsworth; go straight over the roundabout, turning almost immediately left into Old Market Road. As the road bends, turn right just in front of the Britannia Inn into Chestnut Hill. After a short distance, take the first right into Orchard Mead. Number 1 is directly ahead approximately 100 meters.

What3words///rocket.messy.stretch

TENURE

Freehold

EPC

EER: Current 55 / Potential 86

SERVICES

All mains services are believed to be connected to the property with gas central heating. Stroud District Council Tax Band E.

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

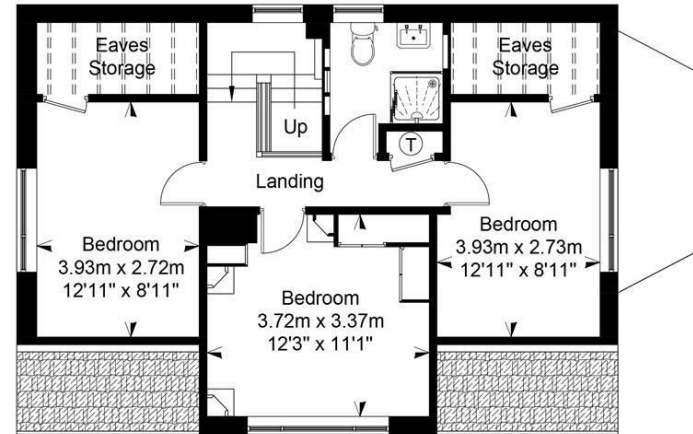


1 Orchard Mead, Nailsworth, Gloucestershire

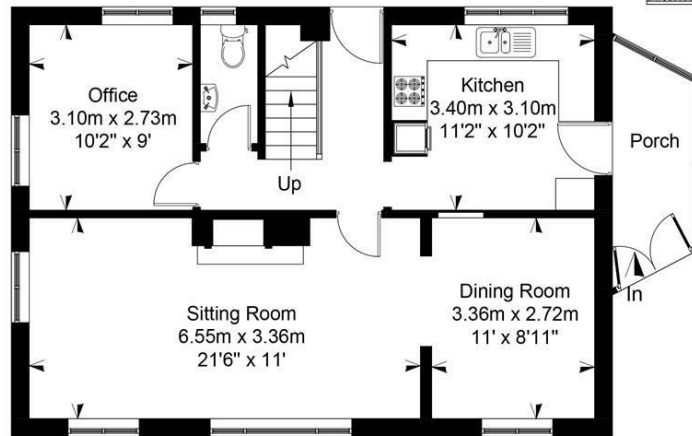
Approximate IPMS2 Floor Area	
House	122 sq metres / 1313 sq feet
Garage	14 sq metres / 151 sq feet
Total	136 sq metres / 1464 sq feet
(Includes Limited Use Area	6 sq metres / 64 sq feet)

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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

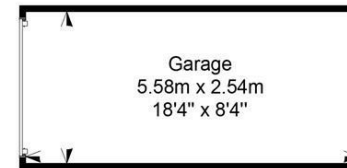
Outbuildings
 Not Shown In Actual Location Or Orientation



First Floor



Ground Floor



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