



CORNER COTTAGE · WATLEDGE · NAILSWORTH · STROUD



CORNER COTTAGE WATLEDGE  
NAILSWORTH  
STROUD  
GL6 0AP

A 3 bedroom period cottage full of character conveniently situated within walking distance of Nailsworth and its many amenities

**BEDROOMS: 3**  
**BATHROOMS: 1**  
**RECEPTION ROOMS: 1**

**GUIDE PRICE £450,000**

**FEATURES**

- Pretty Detached Cottage
- 3 Bedrooms
- Full of character
- Spacious Sitting Room
- Kitchen with double patio doors
- Pretty South Facing Courtyard
- Freehold
- Walking distance to the centre of Nailsworth
- Offered chain free



**DESCRIPTION**

Corner Cottage is a pretty example of a detached period Cotswold Cottage. Well presented and bright the property is both welcoming and cosy. The property is accessed via a south facing front courtyard with a lock up store, log store, raised beds and room for entertaining. This is screened from the road by a high picked fence.

The ground floor accommodation includes a full length sitting and dining room with a wood burning stove and a delightful Inglenook fireplace. The fully fitted kitchen is located off this in a more modern extension with double patio doors giving direct access to the front courtyard.

An open staircase leads up to the first floor where there are two double bedrooms and a family bathroom.

The principle, third bedroom, is located on the second floor off a spacious landing with built in storage that has plenty of room to be used as an office or dressing room.

The property is offered vacant with no onward chain.







## DIRECTIONS

The property is found by leaving our Minchinhampton Office via West End continuing into Windmill Road and turning left at the end of this road on the Common. Continue across the Common and down the W towards Nailsworth. Turn right immediately before the cattle grid, sign posted to Watledge and Theesecombe. Corner Cottage can be found on the right a short distance along the lane.

## LOCATION

Corner Cottage is situated in Watledge, a little hamlet which forms part of popular Nailsworth, a buzzing market town with numerous independent retailers, restaurants and cafes.

There is also a Morrisons supermarket, 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.

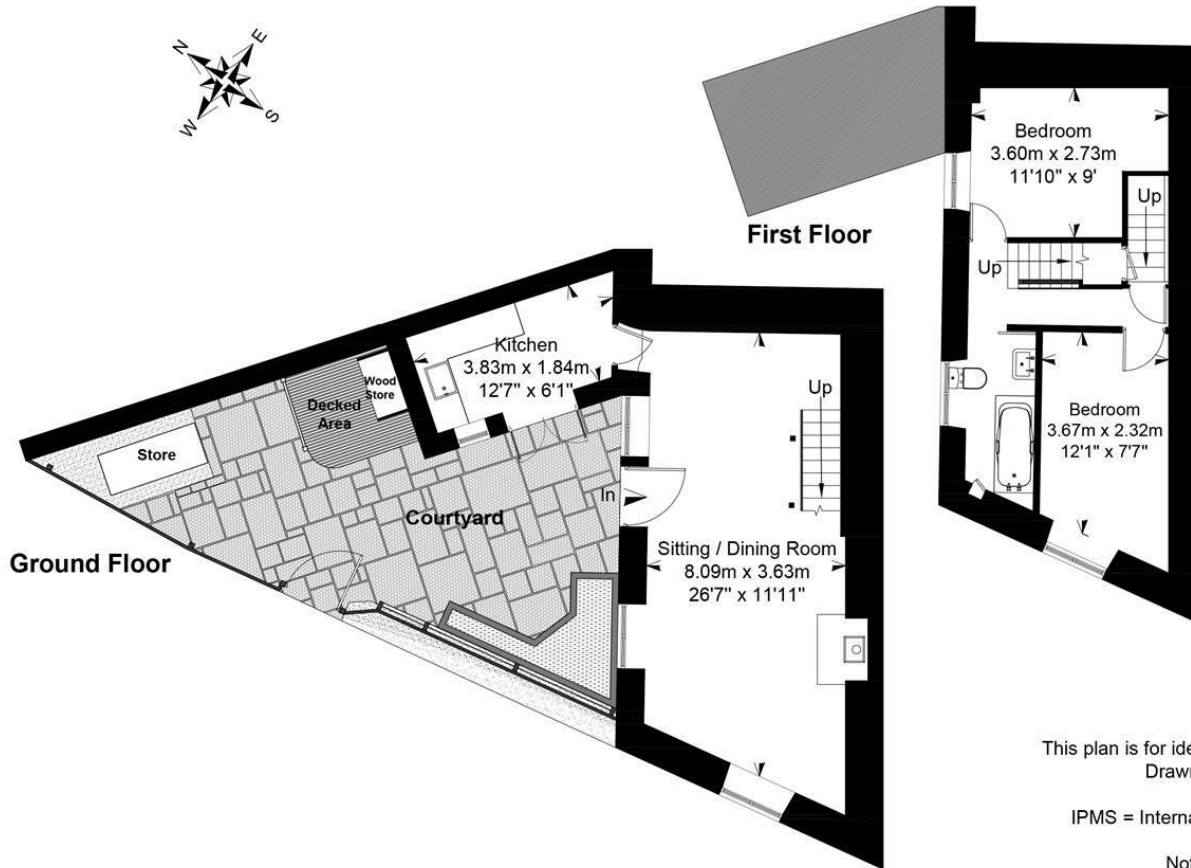
The surrounding countryside offers a lovely source of walks with good pubs to explore and there are three challenging golf courses in nearby Minchinhampton.



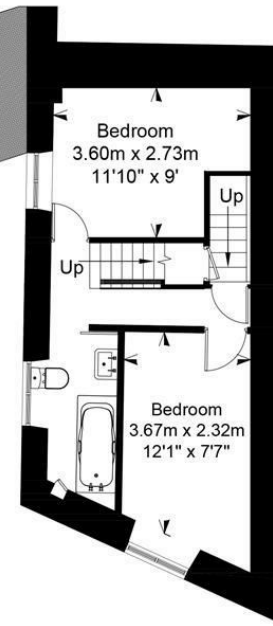
## Corner Cottage, Watledge Road, Nailsworth, Gloucestershire

House Approximate IPMS2 Floor Area 98 sq metres / 1055 sq feet

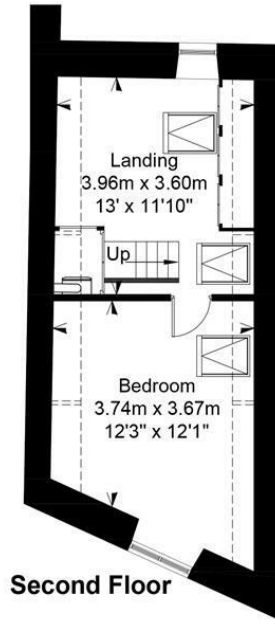
(Includes Limited Use Area 7 sq metres / 75 sq feet)



First Floor



Second Floor



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07890 327 241  
Job No SP3712

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

## MURRAY'S SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

E

### SERVICES

Mains electricity, gas, water and drainage are connected to the property.  
Gas CH. Stroud District Council Tax Band C, £2085. Ofcom Checker: Broadband, Standard 20 Mbps, superfast 80 Mbps. Mobile, O2, EE, Three & Vodafone.

## 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

For more information or to book a viewing  
please call our Minchinhampton office  
on 01453 886334