Downend
Horsley
Stroud
GL6 OPG



OFFERS IN THE REGION OF: £360,000

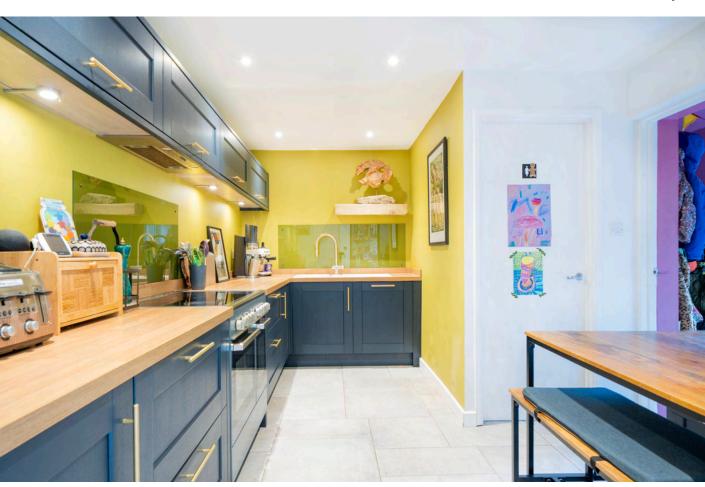
3 BED, 1 BATHROOMS, 1 RECEPTION







Downend, Horsley



A Contemporary Family Home in the delightful hamlet of Downend, Horsley

Set in Downend, a secluded hamlet within the thriving Cotswolds village of Horsley and just minutes from the vibrant market town of Nailsworth. This beautifully presented home is replete with style and creativity, with a dash of functionality thrown in for good measure. Perfect for couple or a young family looking to plant roots in this wonderful community,

The property itself is well designed and offers a functional layout. Upon entering the house, the hallway offers ample under-stairs storage. The heart of the house is a spacious, contemporary kitchen/diner, with space for a large table and a feature range cooker, ideal for dining, family time, and entertaining. Off the kitchen, there is a rear utility room, with sink and space for coats and muddy boots, much needed after countryside romps. The living room is equally as stylish, featuring a log-burning stove for cozy winter nights. The kitchen provides direct access to a landscaped garden with a path straight into the wider countryside. Upstairs, there are three well-sized bedrooms each with wonderful views over the hamlet or countryside, as well as a modern family bathroom.



Downend, Horsley



KEY FEATURES

- Secluded hamlet setting, tucked away in Horsley village
- Semi-detached home with contemporary styling
- Wood-burning stove
- Three well-proportioned bedrooms
- Within an Area of Natural Beauty (AONB)
- Wonderful local walks and direct access to the countryside
- Less than 15 minutes' drive to Nailsworth, Stroud, & Tetbury
- Walking distance to well-regarded local primary school
- Excellent village amenities including a thriving local pub, exceptional children's play park, historic grade II listed church, village hall, playing fields and community shop



WELCOME TO

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.









Downend, Horsley

Natural Beauty & Rich History

- Located in the Cotswolds Area of Outstanding Natural Beauty (AONB).
- Beautiful Cotwold 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 Horlsey
- 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.











12 STEVENS WAY

A Look Inside





























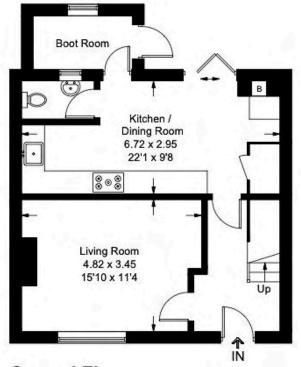


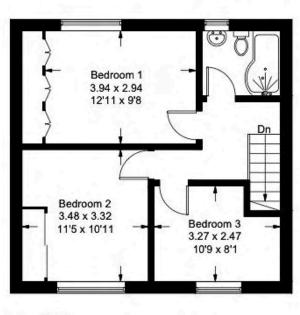






Downend, Horsley





Current

54 E

Potential

84 B

Ground Floor

First Floor

81-91

69-80 55-68

39-54

21-38

1-20

Score Energy rating

В

D

E

TECHNICAL DETAILS

- Total Floor Area: 1,004 sq.ft (93.3 sq m)
- EPC Rating: D Scope to improve to C
- Council Tax Band: C
- Freehold
- Mobile Signal Good (OFCOM)
- Mains gas, central heating, electricity water and drainage
- Recent updates include a new roof, a 2023 gas boiler
- Broadband Availability Standard and Super-fast
- The property has a restriction under the S.157 Housing Act 1985 in that a purchaser must meet criteria of either:
 - Currently or previously lived in Gloucestershire for 3 years
 - Having worked in Gloucestershire for 3 years; or
 - Be a member of the armed forces and having previously lived in Gloucestershire for 2 years.
 - · If an interested party does not meet this criteria, we would encourage you to view the property as there are instances where a purchase can be achieved outside of this criteria through negotiation with the local authority.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be ccepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred 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.







Buy Me!





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