

THE BARN · CHESTNUT HILL
NAILSWORTH





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NAILSWORTH
STROUD
GL6 0RA

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £950,000

- Period Property
- Wonderful Views
- South Facing Landscaped Garden
- Walking Distance from Nailsworth
- Detached Double Garage
- Character Features
- Large-Open Plan Kitchen/Dining Room
- Private Gated Driveway
- Off Street parking for several cars

A charming period detached home offering a host of character features, garden with wonderful views and a separate double garage within walking distance of Nailsworth town centre

DESCRIPTION

The Barn is a charming period property located in an elevated position within walking distance to the centre of Nailsworth.

This 4-bedroom detached property is full of character and natural light thanks to it's south facing aspect with views across the valley.

A gated gravelled driveway at the front of the property offers private off-street parking for several cars and also the benefit of a detached double garage.

A covered porch leads to the front door

opening into a spacious reception hallway with parquet flooring and a feature open staircase flooded with natural light through the double height front windows. Off this is the large main sitting room with beams and exposed timbers, and an exposed stone fireplace with wood burning stove. Set back, off the sitting room overlooking the front garden a useful study has been created, with a glass roof making it a wonderful light place to work.

Glass double doors from this room lead through to a wonderful garden room extension which has been beautifully designed to take full advantage of the southerly aspect with exposed oak beams,

velux windows and full length glass windows and doors overlooking the rear garden.

To the other side of the ground floor is the family open-plan kitchen/dining room. These rooms flow seamlessly from one to the other with the dining area mirroring the same character as the garden room. Two sets of double doors also lead out to the garden. Adjacent is a good sized utility and boot room with it's own access to the front porch. There is also a guest WC off the entrance hallway.

On the first floor, an open central landing looks over the feature front windows giving

a real sense of light and space and also features original exposed beams. Off this are three double bedrooms, the principal of which enjoys dual aspect views over the garden and valley beyond. There is also a good sized family bathroom.

On the second floor is a forth double bedroom in the eaves with plenty of fitted storage and a separate shower room. This entire floor could be adapted to create a principal bedroom suite.

The partially walled and private rear garden is mainly laid to lawn and mostly level which is unusual in this location. There are also separate patio areas, borders with mature shrubs and a pretty summer house.



Location

Nailsworth is a thriving market town with a fabulous community spirit and many independent retailers including an outstanding delicatessen (William's) with fresh fish counter, an award winning bakery (Hobbs House) and a wine merchant, as well as a national supermarket. There is also a wide choice of places to eat out including several excellent restaurants.

There are a number of sought after schools within easy reach, including a number of excellent grammar schools. In addition, many of the Gloucester and Cheltenham schools run transport for students from Nailsworth.

The surrounding countryside is unspoilt with great walks and popular cycle tracks. Nearby Stroud has an award winning Saturday Farmers Market and there are plenty of local sports clubs and several challenging golf courses nearby.

Nailsworth also has excellent road and rail links and it is easily accessible to London (under 2 hours by car), or circa 90 minutes by rail from nearby Stroud Station.



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 steep hill into Nailsworth. Go straight over the mini roundabout onto Spring Hill and take the first left into Old Market. Follow the road past the shops and take the right hand turn in front of The Britannia Inn into Chestnut Hill. Follow the steep hill, branching to the left at the top of the hill. The Barn will then be the 2nd house on your left.







MURRAY'S

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Painswick

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The Old Baptist Chapel, New Street,
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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

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



TENURE

Freehold

EPC

D

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band E, £3,019.40. Ofcom Checker: Broadband - Standard 16 Mbps, Superfast 80 Mbps. Mobile - all networks are likely.

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

The Barn, Chestnut Hill, Nailsworth Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage	218 sq metres / 2347 sq feet
Summerhouse	29 sq metres / 312 sq feet
	3 sq metres / 32 sq feet
Total	250 sq metres / 2691 sq feet
(Includes Limited Use Area)	15 sq metres / 161 sq feet

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Job No SP3950

This plan is for identification and guidance purposes only.

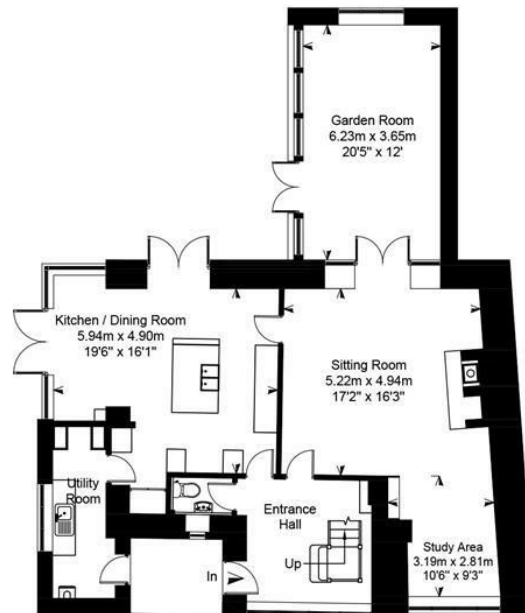
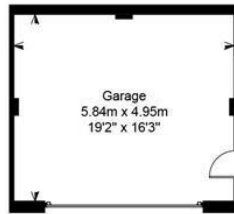
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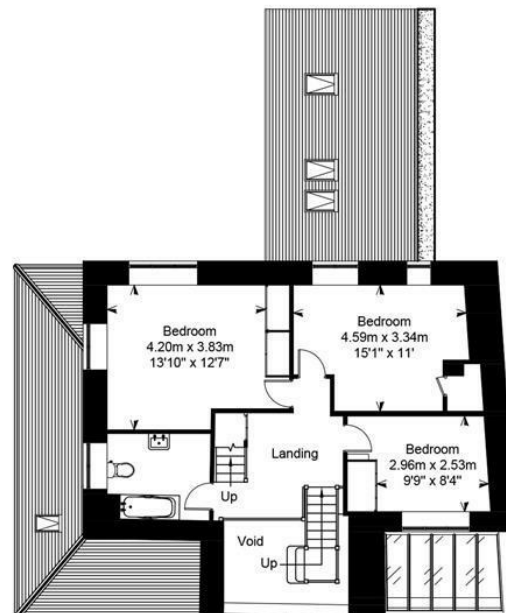
IPMS = International Property Measurement Standard

Outbuildings

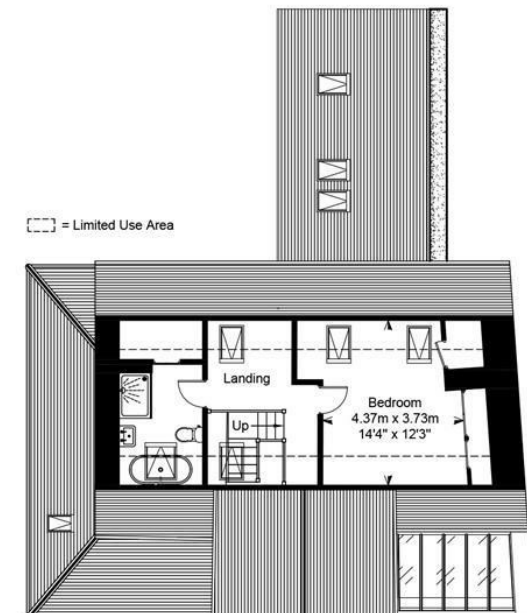
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Ground Floor



First Floor



Second Floor

SUBJECT TO CONTRACT

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