



GLEN VIEW · MOFFATT ROAD · NAILSWORTH

**MURRAYS**  
SALES & LETTINGS

GLEN VIEW  
MOFFATT ROAD  
NAILSWORTH  
STROUD  
GL6 0HA

A well proportioned 4 bedroom detached family home in an elevated position above the popular market town of Nailsworth with wonderful views across the valley

**BEDROOMS: 4**

**BATHROOMS: 2**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £550,000**

## FEATURES

- Flexible Living Accommodation
- Wonderful Valley Views
- Open Plan Sitting/Dining Room
- Conservatory Extension
- Enclosed Tiered Garden
- Quiet Location
- Driveway parking for 3 cars
- Close to Town Amenities
- Within walking distance of Nailsworth



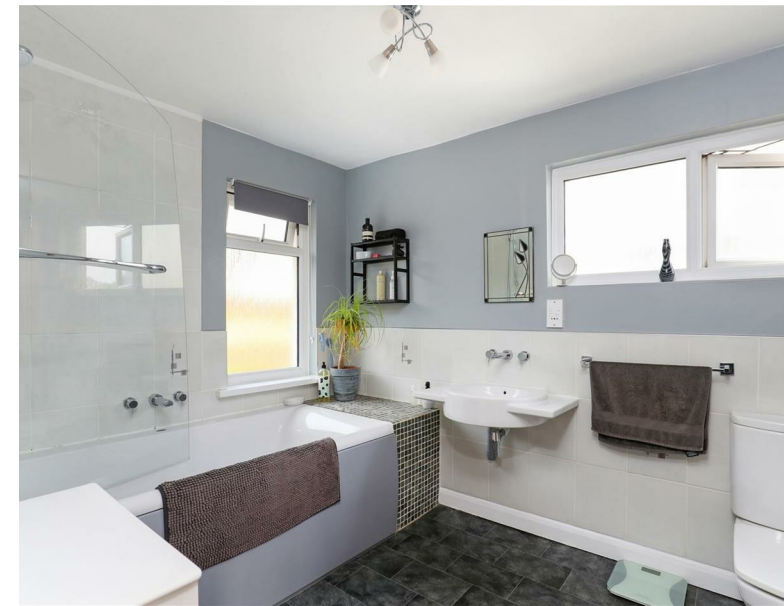
## DESCRIPTION

Glen View is located on a small private road and offers flexible and practical accommodation arranged over two floors.

At the front of the house is a good sized level driveway with off-street parking comfortably accommodating 3 cars. Steps lead down from this area to the front door at the side of the property.

The porch leads through to the modern galley kitchen at the front of the property with an abundance of fitted units and a range cooker. This in turns flows through to a central hallway off which is the 23 foot sitting/dining room to the rear. This room has a feature wood burning stove and large double French doors to the conservatory. These two reception rooms interconnect seamlessly and offer great entertaining space taking full advantage of the far reaching views of the garden and beyond. The conservatory has large sliding doors providing direct access to the first patio terrace area and tiered garden spaces thereafter.

Also off the central hallway is a good sized double bedroom and an adjacent shower/wet room, both with underfloor heating. The bedroom has doors leading out to the front of the property with a block paved area, shed and log store.



This layout provides options for it to be used as further living accommodation, office space or to be adapted to create an annexe.

On the first floor there are three double bedrooms all with large windows flooding them with natural light and a large modern family bathroom with power shower over the bath.





## DIRECTIONS

On entering the town from Stroud, turn right at the mini roundabout by 'Williams Kitchen', up Spring Hill. Continue up Spring Hill which turns into Nymphsfield Road for approximately half a mile and Moffatt Road can be found on your right hand side. Once in Moffatt Road, Glen View is on your right after approximately 100 meters.

## LOCATION

Nailsworth is a thriving market town with a fabulous community spirit, located in the south-west of the Cotswolds with good road and rail links. It is easily accessible to London (under 2 hours by car), or circa 90 minutes by rail from nearby Stroud Station.

Nailsworth lacks for nothing and has many independent retailers including an outstanding delicatessen (William's) with fresh fish counter, an award winning bakery (Hobbs House) and wine merchant, as well as a national supermarket and other food outlets. There is also a wide choice of places to eat out including several excellent restaurants.

Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre.

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.

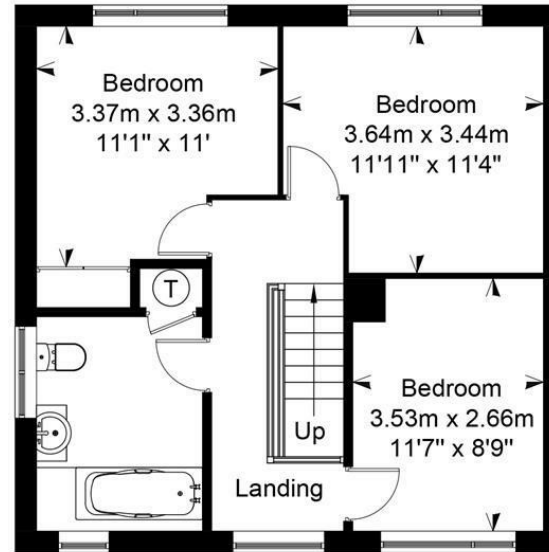
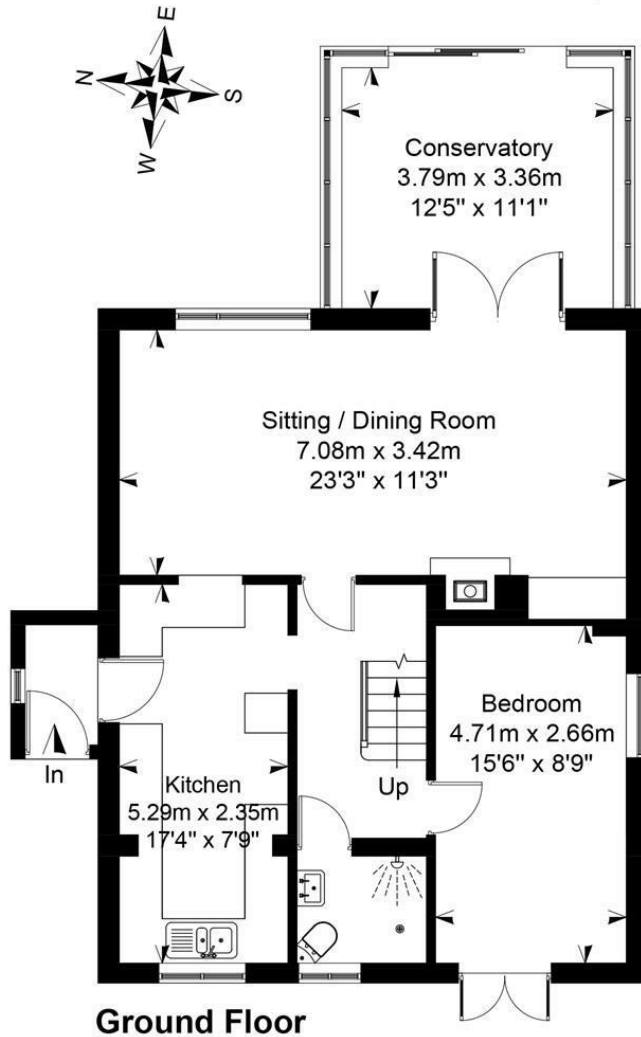
The surrounding countryside is unspoilt with great walks and popular cycle tracks.

Nearby Stroud has an award winning Saturday Farmers Market and there are plenty of local sports clubs and several challenging golf courses nearby.



## Glen View, Moffatt Road, Forest Green, Nailsworth, Gloucestershire

Approximate IPMS2 Floor Area  
House 129 sq metres / 1388 sq feet



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07890 327 241  
Job No SP3954  
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

# MURRAYS

SALES & LETTINGS

### Stroud

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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

D

### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band D - £2,470.41. Ofcom Checker: Broadband - standard 16 Mbps ultrafast 2000 Mbps, Mobile Networks - Indoor EE, outdoor all likely

## 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