



4 PUMP ROW · WATLEDGE ROAD · NAILSWORTH

MURRAYS
SALES & LETTINGS

4 PUMP ROW
WATLEDGE ROAD
NAILSWORTH
GL6 0AT

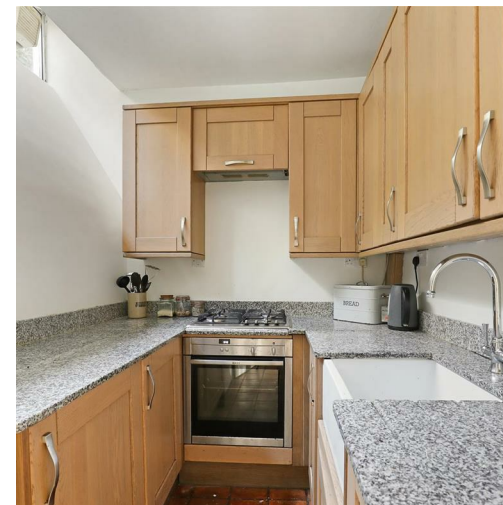
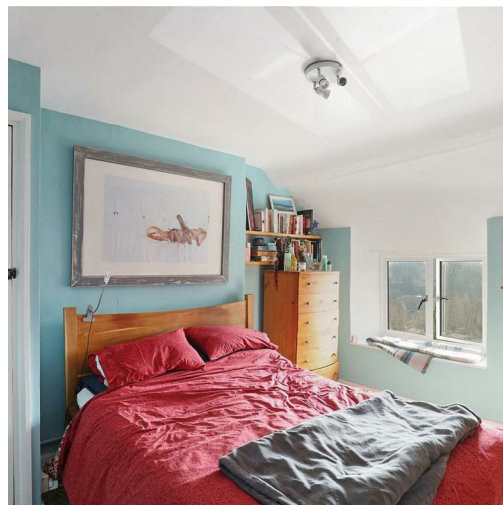
A bright two bedroom Cotswold Stone terraced cottage in a popular hamlet within easy walking distance of the market town of Nailsworth.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £325,000

FEATURES

- Cotswold Stone Cottage
- 2 Bedrooms
- Sitting/Dining Room
- Snug/Office
- Wonderful Southerly Views
- Terraced Gardens
- Summer House and Garden Store
- Car Port with Two Private Parking Spaces
- Easy walking distance to Nailsworth
- Popular Hamlet



DESCRIPTION

4 Pump Row is a conveniently located terrace Cotswold cottage set back from the road on a quiet lane.

The front gate opens to a south facing front patio with space for storage and/or seating and a path leading to the front door. On the ground floor is a sitting/dining room with wood burning stove and a separate fitted kitchen at the rear with a window at ceiling height.

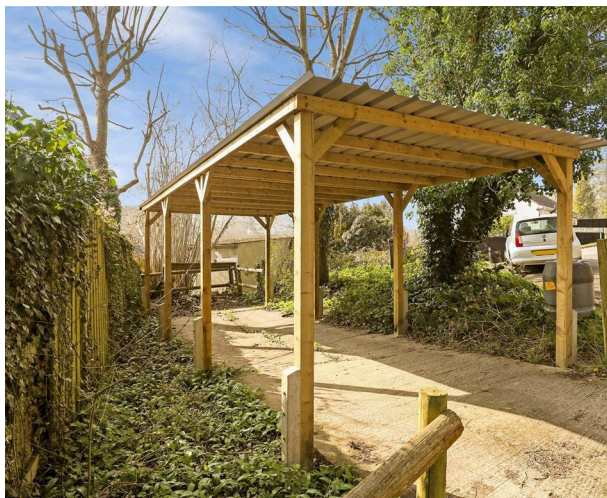
Stairs from the sitting room lead up to the first floor landing off which are two bedrooms (one currently used as a study) and the family bathroom. The rear terraced garden is also accessed from this floor.

Through the first floor front bedroom/snug/office another staircase leads up to the principal bedroom on the 2nd floor. Both of these rooms have lovely views across the valley.

The rear terraced garden is an unexpected surprise with several different tiers. It has been arranged to offer seating areas, planting, store, a pond and summer house, all taking full advantage of commanding views

Rarely available with cottages of this size, private tandem off-street parking for 2 cars, under a car port, is located approximately 100 meters away from the cottage.





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 hill towards Nailsworth. Just before the cattle grid on the sharp bend, turn right along a small lane leading to Watledge. Continue along the lane for circa quarter of a mile and 4 Pump Row will be found on the right hand side behind iron railings in a terrace of five houses.

LOCATION

Watledge is a charming hamlet within walking distance of the vibrant market town of Nailsworth. The hamlet comprises a pretty lane flanked by beautiful period properties. Located at the foot of a steep sided valley, Watledge is wonderfully peaceful, with minimal passing traffic, yet still within easy access of amenities and within minutes from open countryside, including Minchinhampton Common, offering 100s of acres of National Trust commonland.

Nearby Nailsworth is 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 both primary and secondary schools, in both the state and private sector. There are also several sought after grammar schools in Stroud, Gloucester and 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.



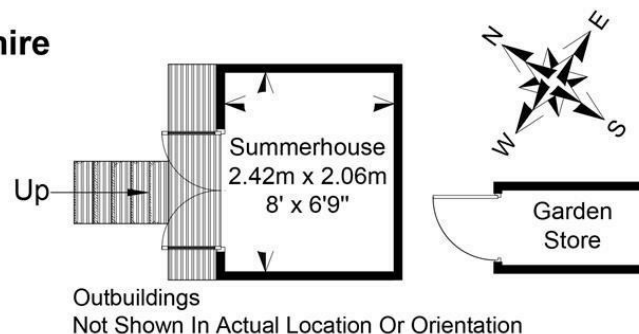
4 Pump Row, Watledge Road, Nailsworth, Gloucestershire

House Approximate IPMS2 Floor Area

House 68 sq metres / 732 sq feet

Summerhouse / Store 6 sq metres / 64 sq feet

Total 74 sq metres / 796 sq feet



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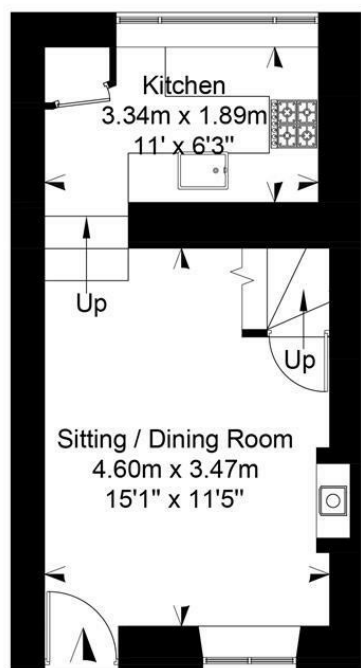
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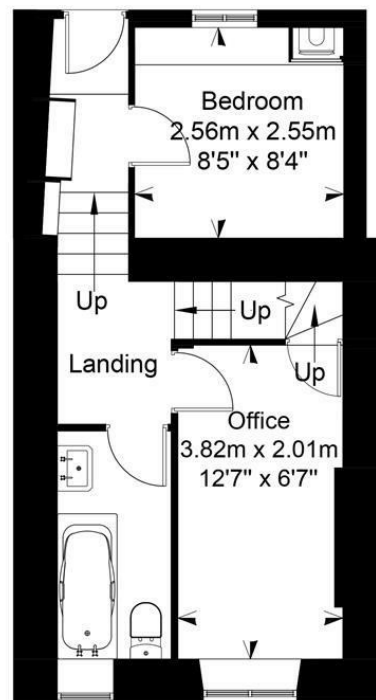
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

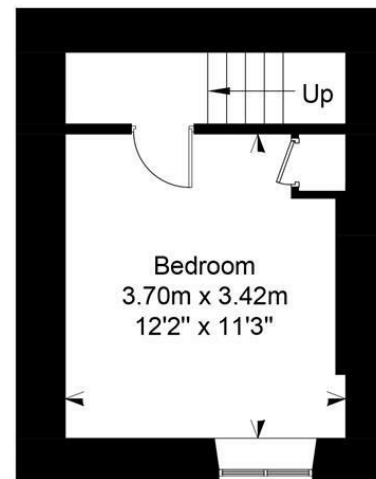
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Second Floor

MURRAYS
SALES & LETTINGS

Stroud

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Painswick

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The Old Baptist Chapel, New Street,

Painswick GL6 6XH

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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 C, £2, 195.92. Ofcom Checker: Broadband - Standard 19 Mbps, Superfast 80 Mbps. Mobile - Indoor EE & O2, 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