4 PARKVIEW
HORSLEY







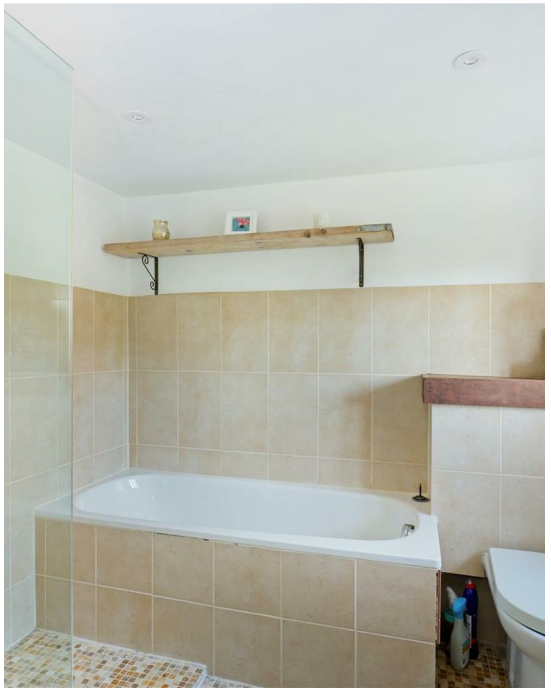




WHITAKER SEAGER







4 PARKVIEW, NUPEND, HORSLEY, STROUD, GL6 0PY

A CHARMING THREE BEDROOM END OF TERRACE COTTAGE SITUATED IN THE HEART OF THE VILLAGE WITH VIEWS

The property

Situated in the ever-popular village of Horsley, this charming Grade 2 listed three-bedroom end-of-terrace cottage is full of character, with attractive features including exposed Cotswold stone walls, feature beams, an ornate oak staircase, window seats, stylish timber doors and a cosy log burner.

The property is entered via a welcoming porch with quarry-tiled flooring and useful space for coats and muddy boots. Steps lead down into the delightful sitting room, featuring painted wooden floorboards and an impressive Cotswold stone fireplace housing a Chesneys log burner with mantle over. A window seat enjoys views over the front garden, while there is ample space for a dining table and the attractive staircase rises to the first floor.

An archway leads into the kitchen, fitted with a range of wall and base units beneath a wooden worktop, together with a single-drainer sink, space for a fridge and dishwasher, an AEG gas hob and double Zanussi oven. Tiled splashbacks complete the space.

A door from the sitting room leads to the rear of the property and the useful laundry room, which has plumbing for a washing machine, venting for a drier, space for a freezer and houses the wall-mounted Vaillant gas central heating boiler. A further door provides access to the rear.

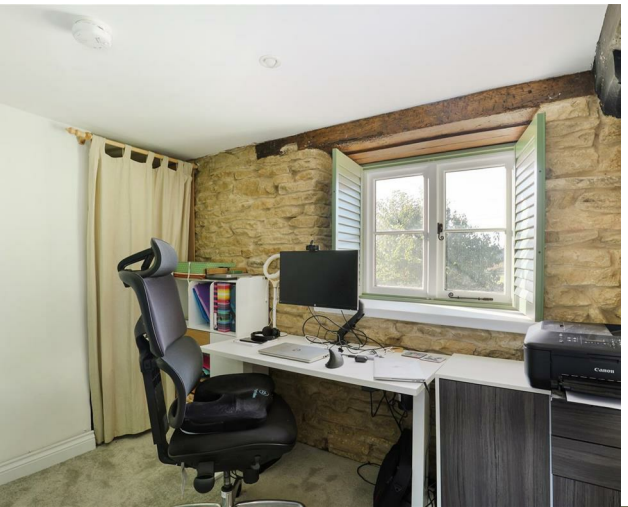
The spacious first-floor landing offers room for a desk or chair, with stairs continuing to the second floor. The family bathroom has a mosaic-tiled floor, part-tiled walls, bath, separate shower cubicle and heated towel rail.

There are two first-floor bedrooms, both enjoying front aspects and attractive exposed beams. The second-floor bedroom is a particularly appealing space, featuring a vaulted ceiling with exposed beams and a lovely dual aspect with far reaching views out over the countryside.

Ofcom rates the broadband available as ultrafast, while mobile reception is rated as good on O2.
The property has gas central heating and mains drainage.
The property has covenants, please ask for details.







Guide price
£450,000

- CHAIN FREE
- Sitting/Dining Room
- Kitchen & Laundry Room
- Spacious Landing Area
- Family Bathroom
- Two First Floor Bedrooms
- Vaulted Second Floor Main Bedroom
- Generous Parking For Several Vehicles
- Garden Room & Rear Garden

WITHIN EASY REACH...

Stroud - 5.9 miles
Nailsworth - 1.7 miles
Minchinhampton - 3.8 miles
Gloucester - 18.5 miles
Cheltenham - 20 miles
Cirencester - 14.4 miles

Outside

Approached via a gated entrance onto the shared driveway, the property benefits from ample private parking to the front. There is also a fitted Zappi (7KW) electric vehicle charging point, while a picket fence, mature trees and established shrubs add to the attractive frontage. The rear garden is accessed via a shared pathway to the side of the property. Following the garden path, you arrive at a well-established rear garden featuring a lawned area, a variety of mature plants and trees, and a raised decking patio, providing an ideal space for alfresco dining or enjoying a morning coffee. A timber outbuilding with power offers excellent versatility and could be utilised for a range of purposes, including a home office, hobby room or additional storage.

Situation

Horsley is characterised by its collection of period Cotswold stone homes, quiet country lanes and beautiful surrounding countryside. There are numerous nearby public footpaths and bridleways leading directly into the rolling Cotswold landscape (AONB) and it is an ideal setting for walkers, cyclists and those seeking a peaceful village lifestyle, yet remains remarkably convenient for everyday amenities. The popular village of Horsley itself benefits from a thriving community and offers a village shop, the Hog public house, parish church, highly regarded primary school and an active village hall hosting a variety of events throughout the year. The neighbouring market town of Nailsworth, approximately 1½ miles away, has become one of the Stroud Valleys' most desirable destinations, renowned for its vibrant atmosphere and excellent range of independent shops. These include the award-winning Williams Food Hall, the famous Hobbs House Bakery, artisan boutiques, gift shops, cafés and an impressive selection of well-regarded restaurants and pubs. The town also benefits from supermarkets, free parking and excellent educational facilities within the town and surrounding area, including both highly regarded state and independent schools. For leisure, Nailsworth is home to Forest Green Rovers Football Club and The New Lawn, where there is also a modern health and fitness centre. More extensive shopping, educational and recreational facilities can be found in the nearby market town of Stroud. The area is exceptionally well connected. Bus services link Horsley with Nailsworth and Stroud, while the M4 and M5 motorways are both readily accessible. There are also mainline railway stations at Stroud and Kemble.



Approximate Gross Internal Area = 109.0 sq m / 1173 sq ft
Garden Room = 5.3 sq m / 57 sq ft
Total = 114.3 sq m / 1230 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339623)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 0PY **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band C and EPC rating

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.