



Nailsworth, Glos, GL6 0SJ



## The Property

Situated in the much sought after area of Shortwood, stands this two bedroom semi-detached bungalow offering beautiful views and off road parking. The bungalow has a single garage and gardens to the front and rear.

The centrally heated property has a good sized lounge with gas fire and this room enjoys views over the surrounding area. There is a conservatory, good sized master bedroom, second bedroom and bathroom with shower.

The ample sized rear garden has stunning views.

## Amenities

Once christened "The Undiscovered Cotswolds" Nailsworth is a growing historic market town that has become increasingly popular in recent years. Famous as the location for the highly regarded 'Williams Food Hall' delicatessen as well as offering free parking, the town also features a wide range of shops from well-known high street names to cafes and unique independent shops. A local centre for the arts with an annual arts festival, the town is well known for its fine restaurants and friendly local pubs as well as its famous football club.

Nestled in a wooded valley, the surrounding flat topped rolling hills offer boundless country walks. Local amenities include highly regarded private schools Beaudesert and Wycliffe College; good public sector schools and sought after girls and boys grammar schools. Other amenities include banks, a new leisure centre, Post Office, doctors, dentists, golf courses, riding stables, gliding and polo clubs and a public library.

Nailsworth has convenient road links to all main cities, towns and rail links in the area including Stroud's mainline train station that is approximately 5 miles away and offers an 80 minute (approx.) rail journey to Paddington. Less than 7 miles away is the larger market town of Tetbury well known for its antique shops and hotels plus its close proximity to the royal estates of Highgrove and Gatcombe Park.

## Directions

From our office in the centre of Nailsworth take the 1st exit at the mini roundabout into Springfield Road. Take the 1st turning on the left into Market Street, continue along this road and take the left hand fork at the Britannia Public House signposted to Shortwood. Follow the road round to the right and continue on this road to the top where the road forks. Take the left hand fork and turn left by the park into Homefield where the property will be found on the left hand side.

From our office in the centre of Nailsworth take the 1st exit road and take the left hand fork at the Britannia Public House signposted to Shortwood. Follow the road round to

## Viewings

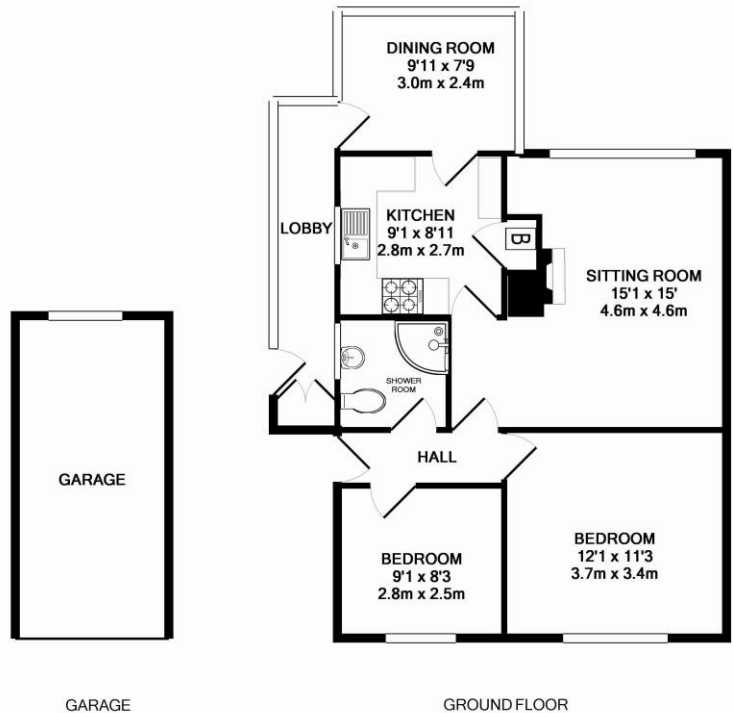
Strictly by appointment only – appointments to view should be made through our Nailsworth office – 01453 836736

## Local Authority

Stroud District Council.

EPC Rating : TBC

Ref: NAI22673/SM/2042016



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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