

8 HOMEFIELD, SHORTWOOD
NAILSWORTH



8 HOMEFIELD, SHORTWOOD NAILSWORTH GL6 0SP

A well proportioned and bright 3 bedroom detached bungalow located in a quiet residential close within easy reach of the market town of Nailsworth

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £470,000

FEATURES

- Detached Bungalow
- Elevated Position
- Quiet Location
- Wonderful Views
- Conservatory
- Separate Utility Room
- Enclosed Landscaped Garden
- Off Street Parking
- Close to Nailsworth and Local Amenities



DESCRIPTION

8 Homefield is a light and airy detached bungalow that has been adapted by the current owners to offer spacious and flexible living accommodation.

To take full advantage of the wonderful landscaped rear garden, direct access has been created from the open plan dining room/conservatory and the principal bedroom suite. The sitting room also has a large picture window benefiting from the same outlook.

The further two bedrooms are located at the front of the property, off the main hallway and are served by the family bathroom. The kitchen is also located at the front of the property, off the sitting room. Adjacent to this is a useful utility room which benefits from separate access from the front driveway.

The rear terraced garden is a particular delight having been carefully landscaped and planted to provide a private and tranquil environment. There are different patio areas perfect for entertaining and also a hot tub.



DIRECTIONS

From the mini roundabout in the centre of Nailsworth, go up Spring Hill and turn immediately left into The Market Place. At the far end, fork left by the Britannia Inn onto Horsley Road and continue up the hill taking the right fork up Pike Lane. Continue ahead to Meadow Bank and subsequently Shortwood Road, then turning left at the sign for Wallow Green and Shortwood FC. Take the next left into Homefield and no. 8 is located on the right hand side of the road.

LOCATION

Homefield is located in Shortwood, an elevated position a short distance from the popular market town of Nailsworth. Nailsworth has numerous independent retailers, restaurants, cafes. a Morrisons supermarket, a popular delicatessen, William's and the highly regarded 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.

The surrounding countryside offers a lovely source of walks with good pubs to explore and the stylish spa hotel, Calcot Manor, is within a ten minute drive. There are three challenging golf courses in nearby Minchinhampton plus a fabulous common, providing 100's of acres of glorious National Trust land.

Nailsworth has the additional advantage of being very accessible, located on the A46 to Bath and Bristol in one direction and Cheltenham and Gloucester in the other. The M4 and M5 are also easily accessible and there are regular services into London Paddington from Stroud mainline station, circa 90 minutes.



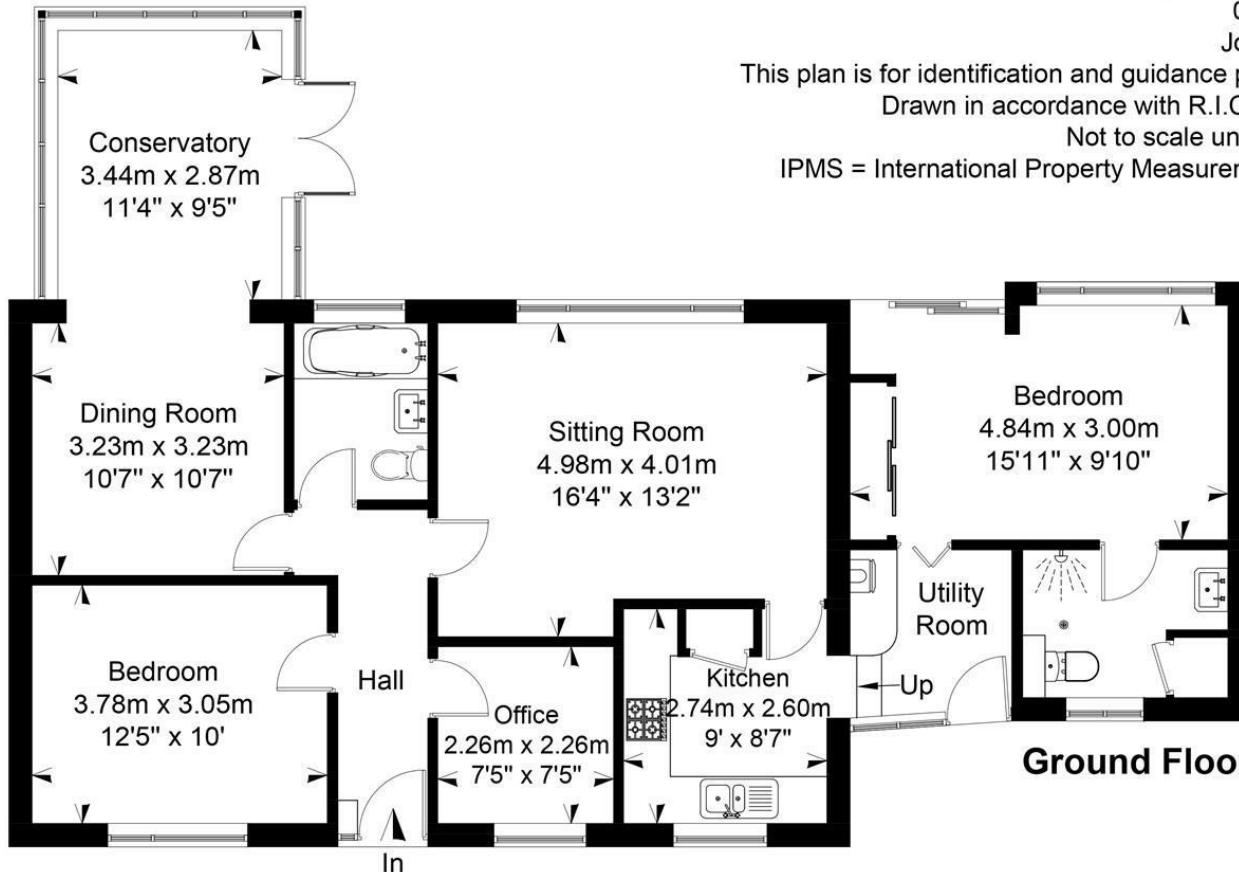


8 Homefield, Shortwood, Nailsworth, Gloucestershire

Approximate IPMS2 Floor Area
102 sq metres / 1098 sq feet

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Job No SP3534

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



Ground Floor

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

C

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band D - £2,345.62. Ofcom checker: Broadband - standard 14 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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