



7 WALLOW GREEN · HORSLEY · NAILSWORTH

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7 WALLOW GREEN
HORSLEY
NAILSWORTH
GL6 0PB

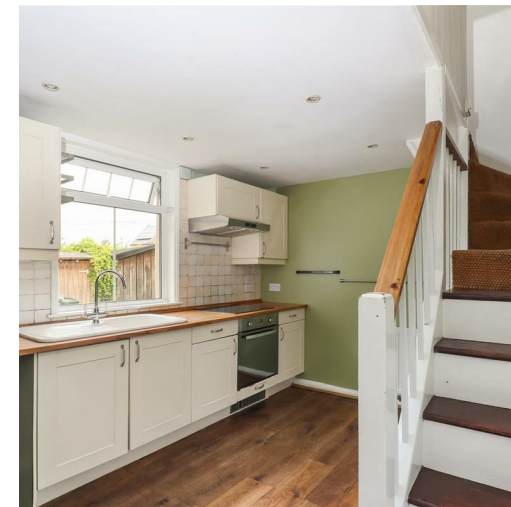
A pretty Cotswold Stone terraced cottage with large gardens and summer house/annexe in the hamlet of Wallow Green, between Horsley and Nailsworth.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £450,000

FEATURES

- Cotswold Stone Cottage
- Wonderful Views
- Large Gardens
- Character Features
- Summer House/Annexe
- Countryside Location
- Close to Nailsworth
- Freehold
- Offered Chain Free



DESCRIPTION

7 Wallow Green is located in a lovely rural location close to open countryside with wonderful views. The cottage is set back from the lane in the middle of a pretty terrace with gardens to the front of the property creating a sense of privacy.

The accommodation is arranged over four floors. On the ground floor a porch leads through to the cosy sitting room with wood burning stove and wooden beams. Beyond this to the rear of the property is a double bedroom and lower ground floor kitchen with adjacent dining room.

Stairs from the sitting room lead up to a first floor bedroom and bathroom with a further bedroom on the second floor. Character features are found throughout the house with lovely countryside views from most windows.

The gardens are of particular note, unusual for a cottage of this size. A path leads away from a paved seating area directly outside the front door through a level lawn which then opens out to a wider area. Split into two sections the first has a large shed/log store and seating area. Beyond this through a small gate is an

enclosed area where the summer house is located. This could be used as an informal occasional annexe but is also perfect as a home office or art studio.

There is a useful large store at the bottom of the plot which leads out to the parking area where there is space to park several cars.





DIRECTIONS

Heading out of Nailsworth on the A46 take the right turning shortly after passing Nailsworth Town Hall, to Horsley. Continue up the hill into the village and immediately prior to the pub, turn right to Downend. Follow the lane into Downend and as you reach the bottom, bear round to the right and then almost immediately hard left up the opposite slope of the valley. Continue up the road until you see the sign and left turning for Rockness and Shortwood, where the driveway to this property can be found approximately 300 meters on your left.

LOCATION

7 Wallow Green is situated in a rural and elevated location between the village of Horsley and the thriving market town of Nailsworth, south of Stroud. Quiet and peaceful the area sees little passing traffic so it is perfectly feasible to walk into Horsley, with its well stocked community shop, popular pub and excellent primary school. Not surprisingly, there are lovely views from the cottage and its gardens.

Within two hours of London by car or circa 90 minutes by train from nearby Stroud Station. Stroud also has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmer's Market. Also nearby is Nailsworth, a lovely town full of independent traders and with the bonus of free car parking.

There are lovely walks in the vicinity, local livery stables, an excellent choice of local restaurants and several nearby challenging golf courses. One of the key draws to the area is the excellent choice of schools in both the private and state sector, with several sought after grammar schools in nearby Stroud.



7 Wallow Green, Horsley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	72 sq metres / 775 sq feet
Studio	13 sq metres / 140 sq feet
Store	29 sq metres / 312 sq feet
Log Store	3 sq metres / 32 sq feet

Total 117 sq metres / 1259 sq feet
(Includes Limited Use Area 5 sq metres / 54 sq feet)

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07890 327 241

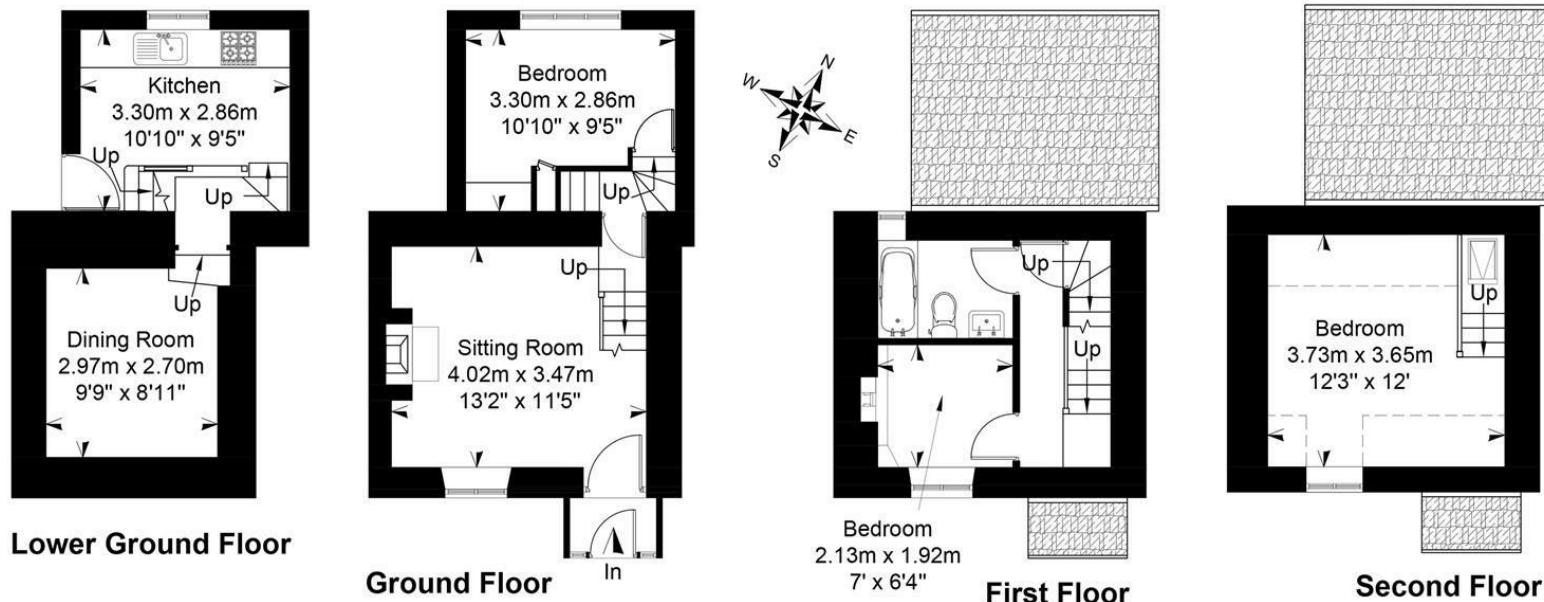
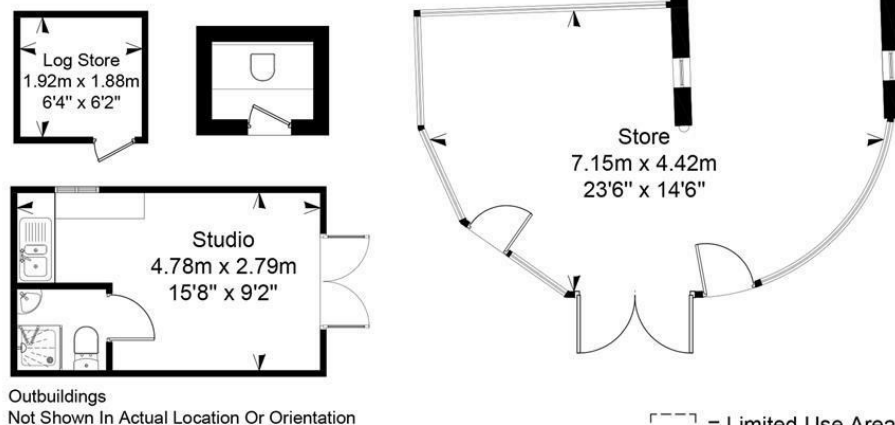
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This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

IPMS = International Property Measurement Standard



SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

F

SERVICES

Mains electricity and water are connected to the property. LPG CH.
Private drainage. Stroud District Council
Tax Band C, £2,106.66. Ofcom Checker:
Broadband, Standard 4 Mbps, Ultrafast
1000 Mbps. Mobile, Inside - EE, O2,
Three Outside - all likely

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