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GLOUCESTERSHIRE





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2 NUBBIS ASHE, BERKELEY ROAD, NR STINCHCOMBE, GL13 9HB

The Property

This property truly is a delight from the moment you arrive. As you approach the driveway, you can't help but pause to take in the picturesque setting, a handsome home surrounded by beautiful gardens and open fields forming a stunning backdrop. Having been enjoyed and cherished by one family for over 55 years, the home exudes warmth and care, with recent redecoration and ongoing maintenance ensuring it remains in excellent condition. The property has also been thoughtfully extended to the rear, enhancing its space and versatility.

Gates open onto a private driveway leading to an integral garage/workshop, ideal for storage, hobbies, or practical use. The front garden is attractively laid to lawn with mature planting and a central pathway guiding you to the entrance porch, setting a welcoming tone on arrival.

A glass front door opens to the entrance hall with stairs leading to the first floor and doors to both reception rooms. Sitting room with a fire surround (currently the chimney is closed off but can be opened up) with a wealth of natural light and views to the front garden. Family room also to the front with lovely views of the surrounding gardens, enhancing the feeling of light and space throughout. A fire place with gas fire inset and a handy under stairs cupboard. Door leads to the dining fitted kitchen.

To the rear, the fitted kitchen forms the heart of the home, this spacious and sociable area benefits from large windows framing open countryside views, while the solid oak kitchen offers a range of base and wall-mounted cabinets, generous work surfaces, running the length of the room, appliances include integral single oven, hob, extractor, free standing washing machine and larder fridge. A pantry provides excellent additional storage and a door provides direct access to the garden makes it ideal for summer gatherings. The dining area has ample room for family dining or entertaining with space at ease for a six seater dining table and chairs.

Door leads to a ground-floor bathroom with a separate WC, this would make an ideal utility room and cloakroom, if you were wanting to move the bathroom to the first floor and re configure the property.

Stairs raise to the first floor landing with doors to all bedrooms and loft hatch. Bedroom one is a beautifully bright and spacious double room, filled with natural light from a window overlooking the garden. Its generous proportions easily accommodate a king-size bed and additional furniture, while still maintaining an open and uncluttered feel, whilst a built in wardrobe ensures there is plenty of storage space. Bedroom Two is a generous double room, a window to the front fills the space with warmth and natural light and lovely garden views. The room is a flexible space that could serve as a comfortable guest room, children's bedroom, or even a relaxing reading room. Its well-proportioned layout provides plenty of space for storage and furnishings, while maintaining a calm, homely feel that complements the rest of the home. Bedroom three also a double room, featuring a half vaulted ceiling with exposed beams, adding a touch of rustic charm and architectural interest. A large window frames beautiful views over the garden and open countryside beyond to the side, while a Velux skylight brings in even more natural light, creating a bright and uplifting feel.

AGENT NOTE

There is also an opportunity to reconfigure the layout to include a first-floor bathroom if desired. Subject to the required permissions. Bedroom three is situated above the current downstairs bathroom offering this potential.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN

AGENTS NOTE

Stamp duty at £399,950

First Time buyer £4,997

Moving Home £9,997

Additional Property £29,995





Outside

Grounds

The grounds do not disappoint. The front garden is neatly laid to lawn, framed by mature planting and traditional picket fencing. Pathway leads to the front porch.

Wrought iron gates lead onto the driveway, with ample parking and access to the garage, complete with a side door, window, and up-and-over door. This space is ideal as a workshop or hobby area, or with planning could be incorporated into the property.

To the side of the property on approach to the kitchen a paved sun terrace, perfect space to sit and relax with that first morning coffee while taking in the views of open countryside. Complimented by lawned area to the rear and open fields provide a wonderful backdrop.

The garden opens up to the side with a pathway leading to the most incredible garden, offer something for everyone. Framed by rustic arches to a charming and productive area of the garden, thoughtfully arranged with vegetable beds, two large greenhouses, a variety of sheds and potting areas, and an abundance of mature fruit trees. The setting is full of rural charm, with vibrant planting, seasonal colour, and open countryside views as a constant backdrop.

Further complimented by an expanse of open lawn, ideal for family gatherings, games, or quiet afternoons surrounded by nature. The entire plot has been lovingly maintained and clearly cherished, offering both beauty and productivity throughout the seasons.

This is a wonderful home, enjoyed by three generations, offering well-presented accommodation and magnificent gardens that capture the essence of country living.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D

Location

Ideally positioned between the historic market town of Berkeley and the well-connected town of Cam, this location offers the perfect balance of countryside charm and everyday convenience.

Berkeley is a picturesque town with a friendly community, featuring independent shops, cafés, pubs, a post office, and library. Landmarks such as Berkeley Castle, Dr Jenner's House, and the Gloucester and Sharpness Canal add character and heritage, while the surrounding countryside provides wonderful opportunities for walking, cycling, and outdoor recreation.

Nearby Cam offers a wide range of local amenities including a Tesco superstore, pharmacy, post office, and several well-regarded schools. The area is popular with families and commuters alike, offering beautiful open countryside and easy access to Cam Peak, Cam Long Down, and the Cotswold Way.

Excellent transport links include Cam & Dursley railway station with direct trains to Gloucester, Bristol, and Birmingham, while the A38 and M5 provide swift road connections to both Gloucester and Bristol. Perfect for those seeking a peaceful rural lifestyle with great connectivity.



Directions

From Junction 13 of the M5, take the exit signposted for Stroud and Dursley, then follow signs for the A38 towards Bristol. At the roundabout just after the junction, take the third exit onto the A38 southbound. Stay on the A38 for about 6 miles, passing through Whitminster and Cambridge. Upon leaving Cambridge there is a roundabout take the first exit the B4066 Berkeley Road towards Dursley, follow the road and there is a set of white semi detached properties on the left hand side, 2 Nubbis Ashe is the second one, (please note there is no for sale board) : [///fronted.waltz.ignites](http://fronted.waltz.ignites)



**Approximate Gross Internal Area 1178 sq ft - 109 sq m
(Excluding Garage/Outbuilding)**

Ground Floor Area 661 sq ft - 61 sq m

First Floor Area 517 sq ft - 48 sq m

Garage Area 189 sq ft - 18 sq m

Outbuildings Area 498 sq ft - 37 sq m

Garden Area 13563 sq ft - 1260 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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