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94 NORTONWOOD, FOREST GREEN NAILSWORTH, GL6 0TB

The Property

Set within the established Nortonwood development in Forest Green, the property is approached with off-road parking for one vehicle. A garden gate provides access with steps leading down to the front of the property.

Entrance porch before leading into the hall, doors lead to the cloakroom, sitting/dining room and study/bedroom four. From here, stairs lead down to the lower ground floor and up to the first floor.

The sitting/dining room is a bright and spacious room, complemented by access to outside to both the front and rear. French doors open onto a lovely sun terrace, and to the rear further doors lead onto a delightful balcony spanning the width of the property. An electric fire with a simple wooden shelf above sits neatly to one wall, adding a cosy touch for those winter evenings. The balcony offers space for outdoor seating and enjoys a leafy outlook across the garden towards Norton Wood beyond. On this level is a versatile bedroom four, comfortably accommodating a single bed and equally well suited as a home office or study. The room is currently empty, with AI imagery included to show how it could look furnished as a home office.

Stairs lead to the lower ground floor, where the additional accommodation adds considerably to the flexibility of the house. Fitted dining kitchen stretches across the width of the property and has a range of base and wall cabinets. A stainless-steel electric range cooker takes center stage, with further space for freestanding appliances. French doors open directly onto the rear deck, creating an easy connection with the garden.

A further reception provides a useful second living space away from the main sitting/dining room. There is plenty of room for comfortable seating, making this a flexible space for family life, entertaining or for older children to have an area of their own. The room is currently empty, with AI imagery used to illustrate how it could look when furnished.

Stairs lead to the first-floor landing, which has a useful storage cupboard and access to the loft

Bedroom one is a good-sized double bedroom positioned to the rear of the property, enjoying an attractive leafy outlook across the garden and towards Norton Wood. Bedroom two a further comfortable double bedroom, positioned to the front. Bedroom three is positioned to the rear and would make a generous single bedroom. The room is currently empty, with AI imagery used to illustrate how it could look when arranged as a single bedroom.

The family bathroom is fitted with a white suite comprising a panelled bath with rainfall shower over, hand wash basin and WC. Useful fitted storage sits beneath the window, finished with a warm wooden worktop, while the large obscured window allows plenty of natural light into the room while retaining privacy.

AGENTS NOTE: Bedrooms three, four and the family room are currently unfurnished. AI-generated furnishings have been used in selected images to illustrate bedroom three as a single bedroom, bedroom four as a study and the family room as a furnished living space





Outside

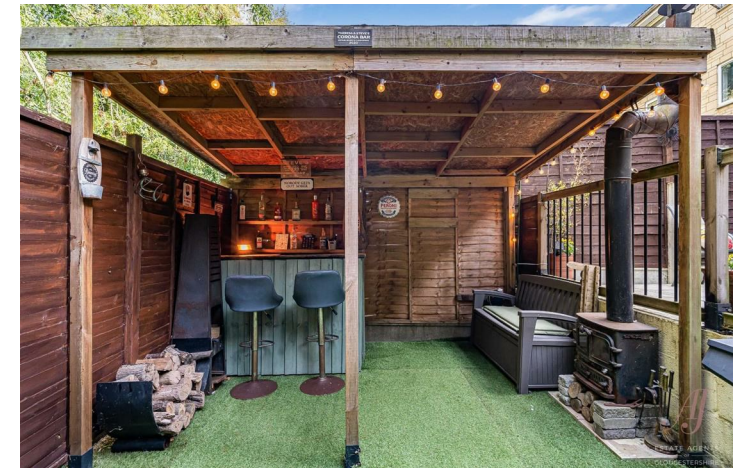
To the front, the property benefits from an off-road parking space at road level. A pedestrian gate opens to steps leading down to an enclosed terrace, laid with Indian sandstone and creating a pleasant approach to the front entrance.

To the rear, the garden has been thoughtfully arranged over a series of levels with ease of maintenance in mind. A wooden balcony spans the width of the property at ground-floor level, providing an elevated place to sit and enjoy the leafy outlook towards Norton Wood.

At lower-ground-floor level, French doors from the fitted dining kitchen open directly onto the deck, creating an easy connection between inside and out and providing space for outdoor seating and dining. Steps continue down through the garden to a wooden home bar, creating a fun and sociable spot for entertaining family and friends.

A gate at the bottom of the garden opens onto a pathway running along the neighbouring properties, providing useful additional pedestrian access, while Norton Wood creates a wonderfully green and established backdrop.

With generous accommodation arranged over three floors, flexible living and bedroom spaces, a large balcony and an attractive woodland outlook, this is a home that offers more space than first impressions might suggest. The layout can readily adapt as needs change, whether for family life, working from home or simply having separate spaces to relax and enjoy



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 C



Location

Nailsworth has plenty to offer, renowned for its award-winning restaurants, pubs, cafes and other food outlets including Hobbs House Bakery, Williams Fish market and Food hall, Passage to India and the Weighbridge Inn, between them a great selection providing of fine breads, gourmet food, Indian spices and two-in-one pies.

The town remains lively throughout the day and evening. Small individual shops offer an amazing variety of goods – organic locally grown produce, first-class delicatessen products, fair-trade items from across the globe, fascinating antiques and collectables.

There are more than a hundred footpaths, passing picturesque cottages and handsome houses. Nailsworth has the largest number of working water wheels per square mile in the country. One of the focal points for artistic activities is Ruskin Mill which is set in the beautiful, organic water gardens. A fantastic eight-mile Cycleway that follows the old railway line from Nailsworth to Stonehouse.

Just outside Nailsworth centre you have North Woodchester Mansion with its lakes surrounding the area. A short distance to nearby Minchinhampton common and village with amazing walks and views and Stroud just 4 miles away. With direct trains to Paddington from Stroud. Also convenient to M5 access at Junction 13.



Directions

From the centre of Nailsworth, at the roundabout when approaching from Stroud, take the third exit onto Spring Hill. Continue up the hill to the mini roundabout and turn right onto Nortonwood. Follow the road as it bends to the left and continue for a short distance, where the property can be found on the right-hand side, identified by our For Sale board.///otters.give.plodding



**Approximate Gross Internal Area 1400 sq ft - 130 sq m
(Excluding Outbuilding)**

Lower Ground Floor Area 448 sq ft - 42 sq m

Ground Floor Area 505 sq ft - 47 sq m

First Floor Area 447 sq ft - 41 sq m

Outbuilding Area 88 sq ft - 8 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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