

# 3 THE TERRACE HORSLEY



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## 3 THE TERRACE, BOSCOMBE LANE, HORSLEY, STROUD, GL6 0PZ

A QUAIN 4 BEDROOM COTTAGE IN A  
DREAMY COTSWOLD VILLAGE SETTING. WITH  
OPEN VIEWS, GENEROUS GARDENS AND A  
DETACHED STUDIO/WORKSHOP.

### *The property*

Believed to date back to the 1850s, 3 The Terrace is a charming end-of-terrace Cotswold stone cottage occupying an enviable position within the sought-after village of Horsley. A particular highlight is the spectacular far-reaching, uninterrupted views enjoyed from the garden and many of the rooms. Further enhancing its appeal is the rare combination of off-road parking and a detached garage/store, features seldom found with a cottage of this type. The property retains an abundance of period character while providing comfortable family accommodation arranged over three floors. An entrance hall offers a practical welcome before leading into the dining room, where a front-facing window and tiled floor create an inviting space. A useful understairs cupboard provides additional storage, while the dining room flows naturally into the kitchen. Beautifully fitted with bespoke cabinetry, the kitchen combines character with practicality, featuring a traditional

gas-fired Aga alongside a conventional gas cooker. Windows and French doors overlook the rear garden, filling the room with natural light and creating great connectivity to the outside space. Beyond is a useful cloakroom/utility room. To the front, the sitting room is centred around an attractive stone fireplace with a wood-burning stove, creating a cosy focal point. On the first floor, the principal bedroom enjoys windows to both front and rear elevations and benefits from an en-suite shower room. Also on this level is a stylish family bathroom with a roll-top bath and shower, together with a further room ideal as a study or fourth bedroom, enjoying outstanding views. The second floor offers two further characterful bedrooms with dormer and roof light windows. Outside, the cottage is approached via a country lane leading to an enclosed front garden. The rear garden is beautifully arranged with a open aspect. A short distance along the lane is an additional parcel of land and detached garage/store.







## Offers in excess of £700,000

- Entrance hall
- Kitchen opening into dining room
- Sitting room
- Cloakroom/utility area
- Main bedroom with ensuite shower room
- 3 further bedrooms and family bathroom
- Front and rear garden with extensive view
- Parcel of land with fruit trees, parking and detached garage/store (separate title)
- Ofcom - Ultrafast broadband available - good outside mobile coverage, variable in-home with O2
- Gas central heating and woodburning stove

## WITHIN EASY REACH...

Village school, shop & pub - 0.4 miles  
 Nailsworth - 1.6 miles  
 Stroud - 6 miles  
 Tetbury - 8.2 miles  
 Cirencester - 16.2 miles  
 Bath - 26.4 miles  
 Bristol - 28.9 miles

## Outside

Outside, the cottage is approached via a quiet country lane leading to an enclosed front garden, laid predominantly to lawn and gravel. Double timber gates open onto a gravelled hardstanding, which the current owners have previously used for off-road parking, although it now serves as an attractive and practical garden space. The rear garden is undoubtedly one of the property's finest attributes. Beautifully mature and of an exceptional size for a cottage of this nature, it enjoys breathtaking, uninterrupted views across the surrounding countryside, creating a wonderfully peaceful setting. French doors from the kitchen open directly onto a generous paved terrace, providing the perfect spot for al fresco dining, entertaining family and friends or simply relaxing while taking in the spectacular outlook. There is ample space for a hot tub, should the next owners wish to create their own outdoor retreat. A pathway meanders through vibrant, well-stocked cottage borders filled with a variety of mature shrubs and seasonal planting, leading to a substantial level lawn. Framed to one side by a charming low-level Cotswold stone wall, this part of the garden enjoys an outstanding open aspect, with the surrounding countryside providing a truly unspoilt backdrop. A short stroll further along the lane is an additional parcel of land included with the property sale, but registered on a second title. Planted with a variety of fruit trees, this area offers excellent versatility and is home to a substantial timber-built garage/store. It also provides valuable off-road parking, an increasingly rare and highly sought-after feature within this picturesque Cotswold village. The shepherd's hut is for sale by separate negotiation..

## Situation

Boscombe Lane is regarded as one of Horsley's most picturesque locations, characterised by its collection of period Cotswold stone homes, quiet country lanes and beautiful surrounding countryside, the property is situated within a conservation area. With numerous public footpaths and bridleways leading directly into the rolling Cotswold landscape, it is an ideal setting for walkers, cyclists and those seeking a peaceful village lifestyle, yet remains remarkably convenient for everyday amenities. The popular village of Horsley itself benefits from a thriving community and offers a village shop, parish church, highly regarded primary school and an active village hall hosting a variety of events throughout the year. The neighbouring market town of Nailsworth, approximately 1½ miles away, has become one of the Stroud Valleys' most desirable destinations, renowned for its vibrant atmosphere and excellent range of independent shops. These include the award-winning Williams Food Hall, the famous Hobbs House Bakery, artisan boutiques, gift shops, cafés and an impressive selection of well-regarded restaurants and pubs. The town also benefits from supermarkets, free parking and excellent educational facilities within the town and surrounding area, including both highly regarded state and independent schools. For leisure, Nailsworth is home to Forest Green Rovers Football Club and The New Lawn, where there is also a modern health and fitness centre. Calcot Manor and Spa is just 4.9 miles away. More extensive shopping, educational and recreational facilities can be found in the nearby market town of Stroud. The area is exceptionally well connected. Bus services link Horsley with Nailsworth and Stroud, while the M4 and M5 motorways are both readily accessible. Mainline railway stations at Stroud (approximately 6 miles) and Kemble (approximately 13 miles) provide direct services to Gloucester, Cheltenham, Swindon and London Paddington, making the area particularly attractive to commuters whilst retaining all the charm and tranquillity of Cotswold village living.



Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft  
 Garage = 31.6 sq m / 340 sq ft  
 Workshop = 15.8 sq m / 170 sq ft  
 Total = 177.4 sq m / 1909 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319084)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 0PZ

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District Council. Council Tax Band C and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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