



HUNTERS[®]

HERE TO GET *you* THERE

Nupend, Horsley, Stroud | Asking Price £450,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Set in an elevated spot on the outskirts of the highly regarded village of Horsley, this period three-bedroom semi-detached home enjoys sweeping, uninterrupted views over open farmland to the rear. Now in need of full modernisation, it represents an excellent chance for a buyer to update and tailor a character property in a peaceful rural location. A glazed entrance porch leads directly into the kitchen, which connects to a practical utility area and a ground-floor WC. To the side, a spacious living-dining room runs the full length of the house, creating a bright central living space, doors open onto a conservatory and on into the garden where the far-reaching countryside outlook forms a pleasant backdrop. Stairs rise from the living-dining room to the first-floor landing, where three bedrooms and a shower room are arranged. A further staircase leads up to a loft; subject to the usual consents, this area offers potential for conversion into a fourth bedroom or a dedicated home office, adding valuable extra accommodation. Outside, the rear garden provides scope for landscaping or future extension, and private parking is located at the back of the plot with potential for garaging subject to the usual consents being granted. The property is offered with no onward chain,

SITUATION

Horsley is a lively yet peaceful Cotswold village, set around two miles west of Nailsworth and five miles south of Stroud. It benefits from a well-regarded Church of England primary school, a community-run village shop and café, and the much-loved Hog pub. Nearby Nailsworth offers an impressive selection of independent shops, artisan food producers, and everyday services. For commuters, Stroud's mainline station provides direct services to Paddington in around 90 minutes, while the M5 at Junction 13 gives convenient access to Bath, Bristol, Cheltenham and Gloucester. The surrounding countryside is threaded with footpaths and bridleways, making it an excellent location for walkers.

PORCH

Double glazed French doors lead to a path which feeds through to the garden. Sliding patio door to the front path.

LOUNGE

Log effect gas fire to a stone chimney breast, wall lights, radiator, shelved recess, double glazed window with deep sill, aluminium patio door to conservatory.

KITCHEN

Wall and base units with worktops, stainless steel sink and drainer. gas hob, electric double oven and grill, double radiator, extractor, door to lounge, cupboard with gas fired boiler and consumer unit, double glazed door to a conservatory, double glazed door to a utility.

UTILITY

Wall and base units, door to WC.

CLOAKROOM

Close couple WC, double glazed window

CONSERVATORY

Tiled floor, patio door from sitting room.

FIRST FLOOR LANDING

Accessed from the sitting room with deep airing cupboard with shelving, doors to bedrooms, door to attic via a staircase.

BEDROOM ONE

Double glazed window with deep sill and distant countryside views. Radiator, built-in wardrobe/cupboard.

BEDROOM TWO

Double glazed window with deep sill and distance view to countryside, built-in wardrobe/cupboard, radiator.

BEDROOM THREE

Double glazed window to the front, radiator, built-in wardrobe.

SHOWER ROOM

With white suite comprising a WC, pedestal basin, shower cubicle, double radiator, opaque double glazed window, corner wall mounted cupboard.

ATTIC

An area with potential! Approached by a door with staircase behind off of the landing to an area with pitched ceiling and roof window. Height in the middle of the room is 6'9" max

EXTERIOR / PARKING

Starting from the back of the garden/parking and is a stone chipped drive offering parking for many cars with steps down to an area which would be perfect subject to the relevant planning permissions and consents for garaging. Lovely views can be had from the parking area and garden. There is a wooden shed/workshop with a smaller galvanised shed alongside, arbour with climbing plants and pathway to a water feature with ponds and surrounding shrubs. The parking area is approached via Boscombe Lane with right of way given through to a five bar gate.

TENURE

Freehold

COUNCIL TAX BAND

The council tax band is C.

AML

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

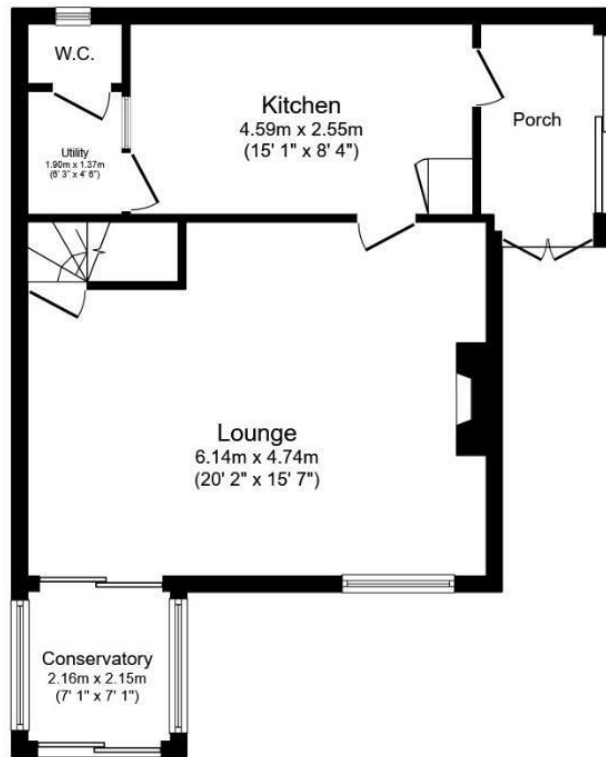
SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

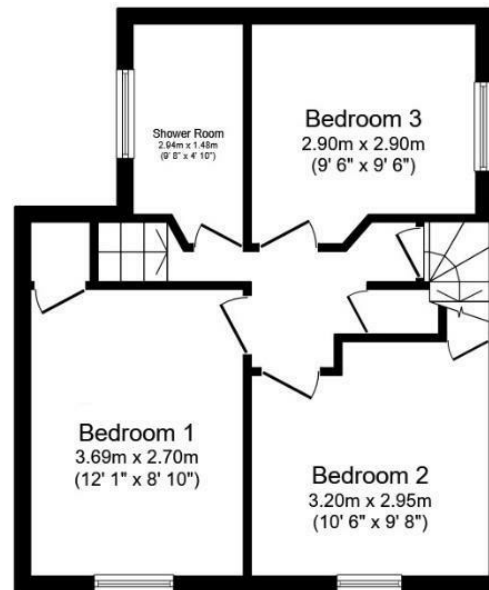
GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

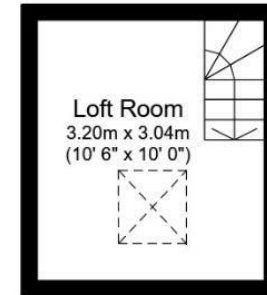
The Chooks, Nupend, Stroud, GL6 0PY, GB



Ground Floor



First Floor



Second Floor

Total floor area: 104.8 sq.m. (1,127.7 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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