

Horsley Court Cottage

Horsley Hill

Horsley

Stroud

GL6 0PW



OFFERS IN THE REGION OF: £400,000

3 BED, 2 BATHROOMS, 2 RECEPTIONS





A Charming Family Home in the Heart of Horsley Village

Set in the stunning historic Cotswolds village of Horsley and just minutes from the vibrant market town of Nailsworth, this family home perfectly blends historic charm with a warm, inviting, contemporary feel.

Thoughtfully updated throughout, the property features three bedrooms, a spacious master bedroom with an en-suite, a modern kitchen, a cozy log burner, a snug, and even a personal office which looks onto a beautiful secluded garden.

Horsley as a location is ideal for individuals and families alike, offering a friendly, close-knit community & wonderful local facilities and excellent connections to neighbouring towns. The Village has a well regarded primary school just walking distance away, a thriving local pub, village hall, an exceptional outdoor childrens play park, grade II listed church and even a community run shop, all set amidst beautiful countryside.

Community events are hosted throughout the year, making Horsley a vibrant rural village & the perfect place to call home.



KEY FEATURES

- IN THE HEART OF THE PICTUREQUE VILLAGE OF HORSLEY
- BEAUTIFULLY PRESENTED THROUGHOUT
- COTSWOLD STONE BUILT SEMI-DETACHED
- COTWOLDS LOCATION WITHIN AREA OF NATURAL BEAUTY
- LESS THAN 15 MINUTES DRIVE TO NAILSWORTH, STROUD & TETBURY
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- EXCELLENT PUBLIC AMENITIES WITHIN THE VILLAGE INCLUDING;
 - LOCAL PUB, CHILDRENS PARK, LOCAL CHURCH, VILLAGE HALL, PLAYING FIELDS & COMMUNITY SHOP
- LARGE OPEN PLAN MASTER BEDROOM WITH ENSUITE
- WOOD BURNER
- SEPARATE OFFICE / STUDIO FOR HYBRID / HOME WORKING
- CHAIN FREE

WELCOME TO HORSLEY VILLAGE

A VIBRANT VILLAGE WITH TIMELESS APPEAL

Horsley is a close-knit village with a population of approximately 750. While proudly rural, it offers excellent connectivity, being less than 5 minutes from the vibrant market towns of Nailsworth, with Tetbury and Stroud only a 15 minute drive. Combining an unmatched blend of history, nature, and modern living, Horsley strikes the perfect balance for those seeking a tranquil rural lifestyle or a welcoming village community.





Natural Beauty & Rich History

- Located in the Cotswolds Area of Outstanding Natural Beauty (AONB).
- Beautiful Cotswold Village charm, with characterful old cottages, & drystone walls enriching the village's charm.
- Surrounded by rolling hills, iconic drystone walls, and countless scenic walking trails such as the iconic Horsley & Kingscote route.
- Home to historic landmarks, including the Grade II* listed St Martin's Parish Church, Old Post office, Horsley Court and Horsley Mill.

Community Infrastructure

- Horsley Primary School – A highly regarded local primary school.
- A vibrant and well stocked community shop, run by local residents, selling quality local produce - <https://horsleyshop.co.uk>
- A village Hall and pavilion serving as hubs for social groups, community activities and gatherings.
- The Hog, a proper village pub in the heart of Horsley
- Playing fields & football pitches & an exceptional children's play area.
- Walking distance to Ruskin Mill Education Trust, renowned for its stunning gardens, providing a scenic 25-minute walk to Nailsworth

Community Events all year round

- Regular village events, including the popular Horsley Grand Village Fete and Produce Show, as well as every event conceivable all year throughout summer and winter, such as Fireworks night, Halloween, jumble sales, coffee mornings, wreath making & Christmas Parties.

Connectivity

- Convenient access to major settlements including Nailsworth (5 minutes by car), Stroud (15 minutes by car), and Tetbury (15 minutes by car), offering diverse range of coffee shops, cafes & restaurants and fashionable boutiques and shops. There are also many high quality public and private schools in proximity.

Nearby Recreation

- Nearby recreation opportunities are immeasurable including; leisure centres, swimming pools, golf courses, riding stables, bowls club, gliding, polo grounds and Calcott Spa in Tetbury only 8 minutes away.





HORSLEY COURT COTTAGE

A Look Inside



Horsley Court Cottage

Horsley Hill, Horsley





















PROPERTY DETAILS

Ground Floor

- **Kitchen:** 11'2" x 7'9" (3.41m x 2.38m) A charming galley kitchen with a large porcelain farmhouse sink and views of the secluded garden, offering a blend of functionality and character.
- **Sitting/Dining Room:** 12'11" x 12'8" (3.94m x 3.86m) A warm and inviting space with a wood-burning stove and a bay window that fills the room with natural light.
- **Hallway:** Provides access to the main living areas and staircase.

First Floor

- **Spacious landing:** A well-sized and practical space that connects all first floor rooms.
- **Bedroom 1:** 13'1" x 10'0" (3.99m x 3.05m) A delightful room with exposed stonework, currently used as a snug or secondary living area.
- **Bedroom 2:** 11'3" x 10'7" (3.43m x 3.23m) A spacious and comfortable double bedroom with views into the secluded garden.
- **Family bathroom:** 8'9" x 8'2" (2.66m x 2.49m) A sleek, modern bathroom featuring a large walk-in shower with stylish finishes.

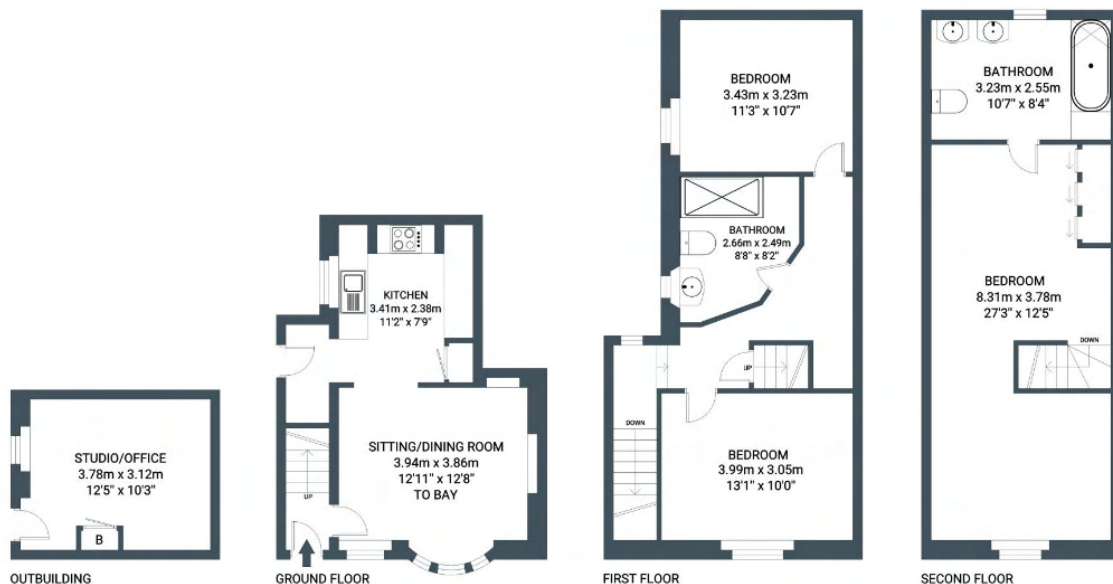
Second Floor

- **Master Bedroom:** 27'3" x 12'5" (8.31m x 3.78m) This stunning room spans the full width and much of the length of the house, with a spacious layout that includes oak A-frame beams and wood flooring.
- **Private bathroom:** 10'7" x 8'4" (3.23m x 2.55m) A luxurious en-suite featuring stonework details, double sinks (her and hers), and a fitted bath, perfectly complementing the master bedroom.

External

- **Secluded rear garden:** Surrounded by mature trees, the garden is private, tranquil, and beautifully maintained, perfect for relaxation or entertaining.
- **Studio/Office:** Accessed directly from the garden, it provides a completely independent space, perfect for home working, creativity or as a guest room.

APPROXIMATE AREA = 119 SQ M / 1286 SQ FT
 OUTBUILDING = 12 SQ M / 134 SQ FT
 TOTAL = 131 SQ M / 1420 SQ FT



TECHNICAL DETAILS

- Total Floor Area: 1286 sq.ft (119 sq m)
- Outbuilding: 134 sq.ft (12 sq m)
- EPC Rating: E - Scope to improve to B
- Council Tax Band: C
- Freehold (with flying freehold to rear)
- Mains gas central heating
- Double glazing throughout

ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Horsley Court Cottage has excellent scope for increased efficiencies with details set out in the EPC which can be issued on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

DISCLAIMER

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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