



Brockley House
Watledge, Nailsworth, Gloucestershire

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Brockley House

Watledge, Nailsworth, Gloucestershire, GL6 0AR

An imposing and beautifully presented five-bedroom detached family home within walking distance of Nailsworth.

Stroud 4 miles, Tetbury 7 miles,
Cirencester 15 miles, Cheltenham 18 miles,
Stroud Railway Station 4 miles

Entrance hall | Sitting room | Family room
Kitchen/dining room | Home office/studio
Games room | Utility room | Guest cloakroom
Principal bedroom with en suite bathroom
Four further double bedrooms | Shower room
and family bathroom | Cellar | Off-road parking
Mature garden

The property

Brockley House is a spacious period property situated in the charming hamlet of Watledge, moments from the centre of Nailsworth. Recently modernised by its current owners, this home combines original period charm with high-quality upgrades throughout, creating a welcoming and beautifully appointed family residence. The property boasts generous living spaces arranged over three floors, with each room benefiting from an abundance of natural light and sweeping views.



The principal rooms on the ground floor lead directly from the wide and welcoming entrance hall, featuring a stunning galleried staircase. The open-plan kitchen/dining room, equipped with bespoke cabinetry and high-end appliances, is both impressive and stylish, and leading off is a light and airy home office/studio which opens onto the garden. An inviting sitting room with a log burner, a separate family room, utility room, guest cloakroom, and boot room complete the ground floor accommodation.

The principal bedroom, complete with its en suite bathroom and dressing room, along with four further double bedrooms, are arranged across the upper two floors. Each bedroom is generous in size and tastefully decorated to enhance the home's natural charm. The bath and shower rooms on each floor are beautifully fitted, with the en suite bathroom featuring underfloor heating.

The cellar provides two storage rooms and an impressive 30' vaulted room, ideal as a games or cinema room.





Outside

The exterior of Brockley House is equally inviting. Set back from the road, the property offers ample parking, and a high stone wall encloses the lawned garden, ensuring privacy while allowing south-facing views and sunlight throughout the day. A paved terrace at the front of the house provides an ideal space for outdoor dining and entertaining.

Location

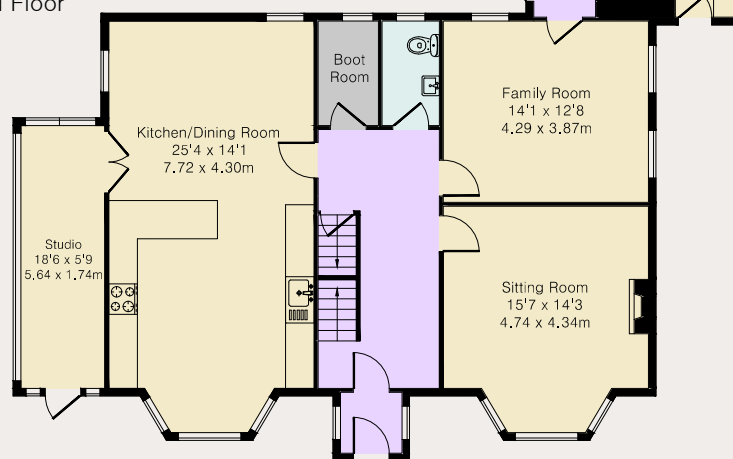
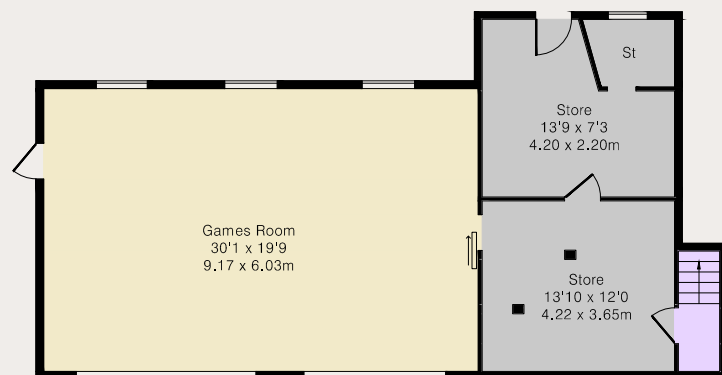
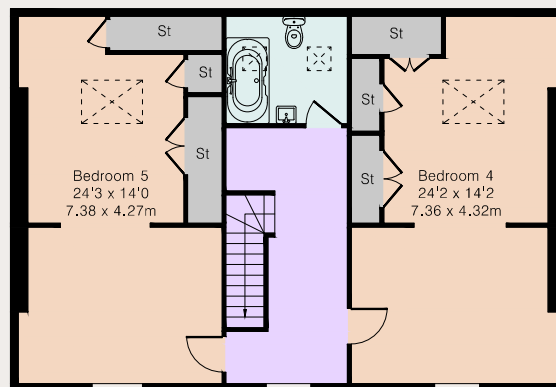
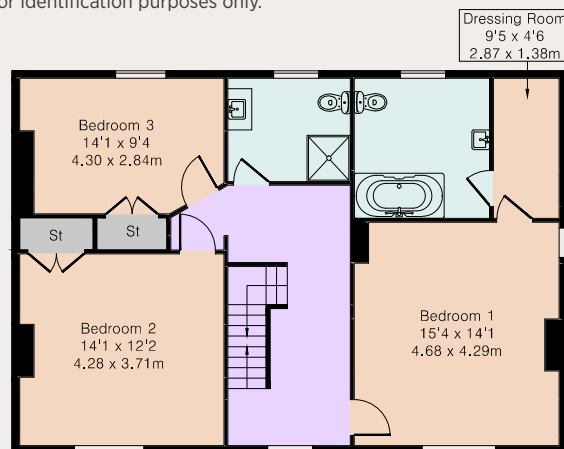
Nailsworth offers a vibrant community atmosphere, with a variety of independent shops, restaurants, and cafés, including the well-known Williams Food Hall and Hobbs House Bakery. The surrounding area is ideal for outdoor enthusiasts, with nearby footpaths leading to Minchinhampton Common and a cycle track connecting Nailsworth to Stroud and beyond, perfect for both commuting and recreation. The area is well served by both state and private schools, including Beaudesert Park School, The Acorn Secondary School, and Stroud High School.





Floorplans

Total House internal area 4,047 sq ft (376 sq m)
For identification purposes only.



Regular bus services link Nailsworth to nearby Stroud, which offers a more extensive range of shopping, educational, and leisure amenities. The M4 and M5 motorways are within easy reach, as are mainline railway stations at Stroud and Kemble, providing direct routes to Gloucester, Swindon, and London Paddington.

Directions

Approaching Nailsworth from The W, follow the road to the roundabout and take the third exit onto the A46. Take the first right onto Station Road, signposted for Egypt Mill Hotel & Restaurant. Pass the fire station on your left, then immediately bear right; Brockley House is on the right side, just over the cattle grid.

What3Words: ///thickens.forkful.newlywed

General

Local Authority: Stroud District Council.

Services: Mains gas, water, electricity, and drainage.

Council Tax: Band G

Tenure: Freehold

EPC: D

OIEO: £1,250,000

Cirencester

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