



# LITTLEFOLD

THE GREEN | SELSLEY | GL5 5LN



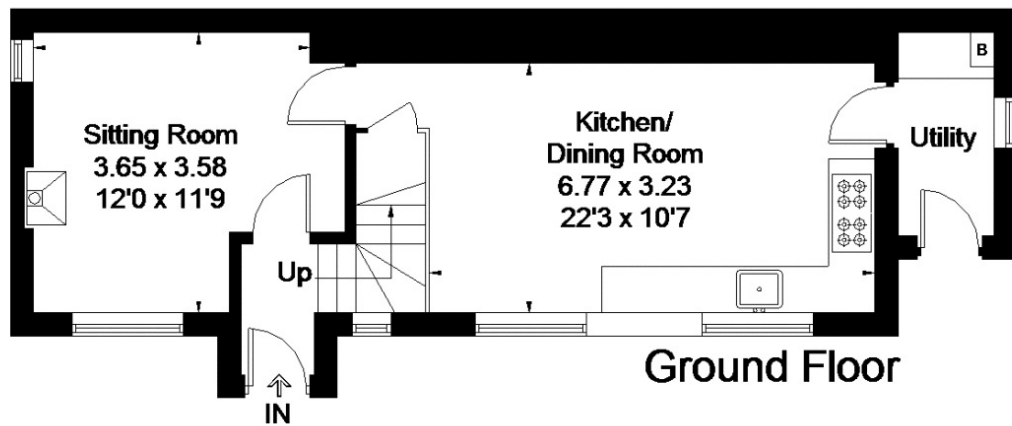
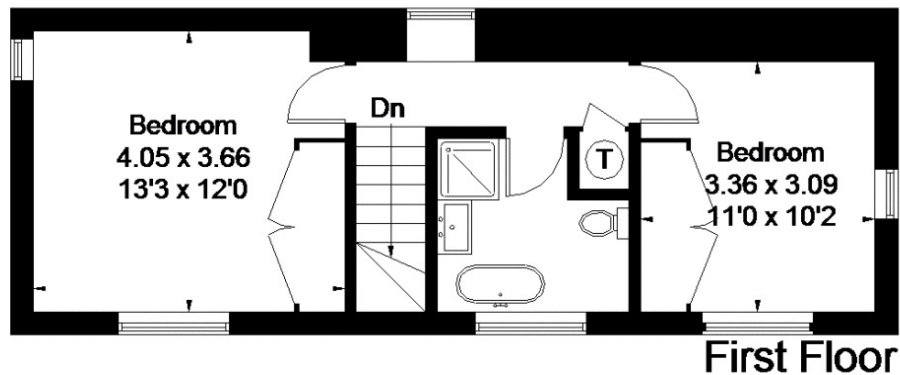
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Approximate Gross Internal Area = 79 sq m / 850 sq ft



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GUIDE PRICE: £350,000

Very much a best-of-both-worlds, Littlefold is a home that's both charmingly traditional yet tremendously stylish all at the same time. With many of the enchanting features of previous era's, you'll also happily avoid all the hassle, maintenance and treacherous stairs so often found in older homes. Added to this the stunning elevated views, doorstep access to Selsley Common and an excellent pub near by, who wouldn't fall in love with a house like this?

On arrival, if you can tear your eyes away from the view, you'll be greeted by an abundance of parking on the gravel driveway before stepping down to the garden and in through the front porch. Within you'll meet the homely and beautifully decorated living room complete with the ever popular log-burner. Heading on through to perhaps our favourite room of the house, the bright and spacious, recently decorated kitchen dining room with stone mullion windows overlooking the gardens. Always a handy extra, there's a separate utility with it's own door outside - a perfect mud-lock for boots, dogs and children when returning from a walk on the common.

Upstairs you'll find two bright and comfortable double bedrooms and an elegant upstairs bathroom, complete with roll top bath and separate shower. All boasting views over the valley.

Outside you'll find a well maintained walled garden with Selsley Common just behind the house, views to the front and a delightful summer house in the corner, the garden is a surprisingly private hideaway and an ideal spot to take in this superbly rural setting.

Tenure: Freehold

Services: All services are believed to be connected  
Local Authority: Stroud District Council, Tax Band D  
EPC Rating: D

