



Nastend, Stonehouse, Glos, GL10 3RS

Asking Price £865,000

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NO ONWARD CHAIN. Located to the outskirts of this pretty hamlet lies this handsome, charming and very flexible extended detached family period home, which has been extended in the past and more substantially over the last couple of years by the current owners. The property now boasts comprehensive and very adaptable family accommodation, blending the current day with period living, whilst retaining many character features. To the ground floor: The original sitting room with wood burner set to an Inglenook fireplace, alongside a library and a wonderful extended kitchen dining room overlooking the garden to the rear. There is a utility, boot room, shower room, along with a very flexible games room/study/playroom, bedroom five with ensuite wet room and a further flexible sitting room/even a 6th bedroom if required. To the first floor, a landing leads to 2 double bedrooms and family bathroom with access to the top floor, which again boasts 2 double bedrooms and a WC. A large double garage to the right of the house also boasts a studio above. The house sits in a plot just over 0.5 of an acre. There is driveway parking and a large garden incorporating a formal garden, chicken run, vegetable area and orchard. Note the very good EPC rating of C (75). Heating is by air source heat pump. Viewings by appointment only.





Sellers Comments

Despite the size of the property it costs very little for services: the solar panels and battery storage mean electricity costs next to nothing over the summer, as we also get paid for excess generation. The air source heat pump and underfloor heating in the new extension are really efficient. We have our own drainage field and soakaways, which reduces water costs. We enjoy lots of home grown produce. The polytunnel provides fresh peas from May onwards while the orchard gives an abundance of apples, plums and pears. The semi-rural location gives the best of both worlds - wildlife and flowers in abundance yet easy access to Stonehouse and Stroud. Having Great Oldbury nearby has its advantages in that it's a short walk to bus stops, new primary schools and the other facilities that are currently being built eg recreational facilities. Also it makes it an easy walk into Stonehouse where there is a train station.

Amenities

Nastend is a pretty Hamlet which is just outside Eastington. The property is located to the end of the village amongst countryside walks and along from a small green. There are excellent communications with major routes to principal towns. Eastington is well served with village shops, a public house and a highly respected local primary school. Private education is available at Wycliffe College in Stonehouse and Stroud also retains two excellent grammar schools in addition to comprehensive alternatives nearby. The M5 (J13) is only two mile distant with a typical journey time to Bristol being half an hour by car. Intercity trains to London Paddington are also available.

Directions

Nastend can be easily found along a single track lane off of the A419 just before reaching the Waitrose fuel station roundabout on the right hand side. Turn right at the sign to Nastend and proceed along the lane, bend right with the road, bear left in front of Green Farm and the cottage is the next house on the right.



Sitting Room

Wooden entrance door, 2 double radiator, double glazed window to the front aspect, latch door with staircase, leading to the first floor. Wood burner set to inglenook fireplace, shelved recess, latch door to library, ceiling beams, display shelving.

Library

Latch door to sitting room, double glazed window to the front aspect, under stairs storage cupboard.

Study/Sitting Room

Double radiator, double glazed window to the side, chimney breast, French doors to the front. This room could be used as a further bedroom.

Kitchen Dining Room

An impressive light and bright, dark-navy shaker style range of fitted wall and base units with worktops over. Stoves electric range style cooker incorporating a double oven, slow cooker and an additional oven/grill with a five ring induction hob over. Plumbing for dishwasher, ceramic sink with mixer tap and boiling water feature, filtered cold and boiling facility via the Insinkerator tap. Double sized extractor, dresser style units, incorporating a cupboard with power, bifold doors to garden, double glazed window, 2 roof lanterns with recessed lighting surrounding, cat-flap, porcelain tiled floor with underfloor heating, electrically operated roof window. Doors lead to the library, sitting room, games room, study/reception, and to bedroom 5.

Lobby Area

Porcelain tiled floor with underfloor heating beneath, opening to the utility room. Latch door to shower room/cloakroom.



Shower/Cloakroom

Comprising a wide shower cubicle with rainfall and shower handset, wash basin with storage beneath, WC, double glazed window to the side, extractor, tiled floor with underfloor heating.

Utility Room

Porcelain tiled floor with underfloor heating, plumbing for washing machine and space for a tumble dryer. Ceramic sink with mixer tap and tiled splashback, double glazed window to the side, space for an American style, fridge freezer, latched door to the boot room.

Boot Room

Double glazed window to the front and side, porcelain tiled floor with underfloor heating, exposed brick feature, door to driveway.

Play Room/Games Room

Double glazed windows to the side and rear, porcelain tiles with underfloor heating, access to a loft area with potential to extend into via a pulldown ladder with light.

Bedroom 5

Double glazed window to the rear, feature pitched ceiling, pocket door to ensuite wet room.

En-Suite Wet Room

Wash basin with storage, shower cubicle, display recess, electrically operated roof window, heated towel rail, moisture detecting extractor.

First Floor Landing

Double glazed window to the front, radiator, door with staircase to the top floor.



Bedroom 1

Double glazed window to the front and rear, two double radiators, walk-in wardrobe with light, additional built-in double wardrobe.

Bedroom 2

Double glazed windows to the side and to the front, double radiator, large airing cupboard with hot water cylinder.

Bathroom

Comprising a WC, wash basin with storage beneath, panelled bath with mixer tap and shower handset and shower over. Radiator, dado rail, double glazed window.

Top Floor Landing

Double glazed roof window, latch doors leading to...

Bedroom 3

Double glazed dormer window to the front and rear, exposed ceiling timbers, double radiator.

WC

Comprising a WC, pedestal wash basin, exposed roof timbers, roof window, eaves, access, mirrored bathroom cupboard with shaver point.

Bedroom 4

Roof timbers, 2 double glazed roof windows, eaves storage cupboards, one with shelves, access to eaves, loft access.

Outside



Front Garden

Five bar gates give access to driveway parking. An opening leads to the front garden from the drive. A pathway from the front gate with grassed areas either side leading to the front porch. There are mature shrubs and plants with pathway to a side gate to the rear.

Gardens

The garden is a good size boasting a grassed paddock area with gates leading to a dedicated chicken area with the former conservatory to the side of the garage to act as a greenhouse. There is an integral plant room with air source heat pump alongside. To the rear a patio with grassed areas and infant trees, a central bed laid to crushed stone with plants interspersed. A gate leads to an additional area of garden to the rear with a septic tank, polytunnel with vegetable garden alongside, shed and gates leading to an orchard with apple, plum and pear trees. A metal tractor shed for garden, machinery and tools.

Double Garage & Studio/Workshop

Two up and over doors, light and power, fixed double glazed window, solar storage battery,



cold water tap. Above the double garage is a useful studio/workshop with a pitched ceiling, double glazed window and door, power and light.

Tenure
Freehold

Council Tax Band
Eastington Parish Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Total area: approx. 222.8 sq. metres (2398.0 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Nastend Cottage, STONEHOUSE

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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