

Brewery House

Tetbury Lane, Nailsworth, Stroud, Gloucestershire



A stunning and individual contemporary house set in the heart of the popular Cotswold town of Nailsworth.

Minchinhampton 1 mile | Stroud 3.5 miles (Paddington from 85 minutes) | Tetbury 6.3 miles
Kemble 11.4 miles (Paddington from 70 minutes) | Malmesbury 12.8 miles | Cirencester 12.9 miles.
(All distances and times are approximate).


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Utility room | WC | Plant room

First Floor: Bedrooms with en suite shower room | Bedroom with en suite shower room and a balcony
Further bedroom with a balcony | Family bathroom

Second Floor: Open plan kitchen/dining/sitting room with two balconies | WC | Large terrace

Third Floor: Principal bedroom with dressing room and en suite bathroom | Terrace with impressive views


Outside


Covered parking for several cars and storage





Situation


(Distances and times are approximate)


 Nailsworth offers a wide selection of unique shops, services and restaurants, including delicatessen, florists, craft shops and supermarkets. More extensive shopping and recreational facilities can be found in Tetbury, Stroud, Cirencester and Cheltenham.


 Local well-regarded schools in the area include Beaudesert Park, Wycliffe, Cheltenham Ladies' College, Cheltenham College and Westonbirt, Marling and Pate's Grammar schools, to name a few.

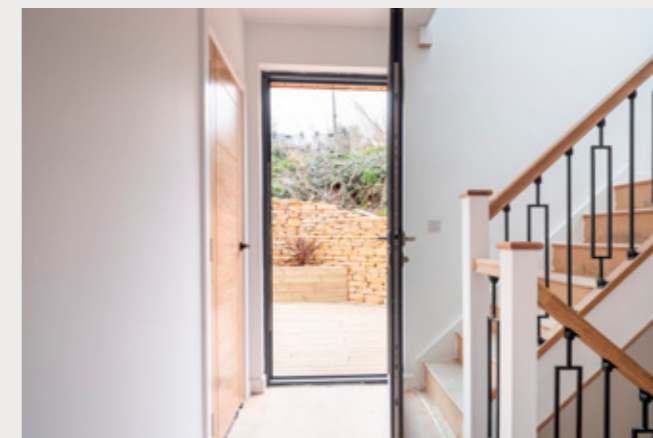
 There are excellent road and rail links. Junction 13 of the M5 is about 6 miles away, making Bristol and Birmingham accessible.

 Central London via the M4 is about 100 miles. Stroud Station is 4.4 miles, and Kemble Train Station is about 10 miles.

 Bristol International Airport is about 38 miles away.

 Minchinhampton and Roxburgh Common have excellent walks.

 Hunting with Duke of Beaufort's, VWH, Cotswold hunts and the Berkeley; polo at Cirencester and The Beaufort Polo Club; and racing at Cheltenham, Chepstow and Bath.



The Property

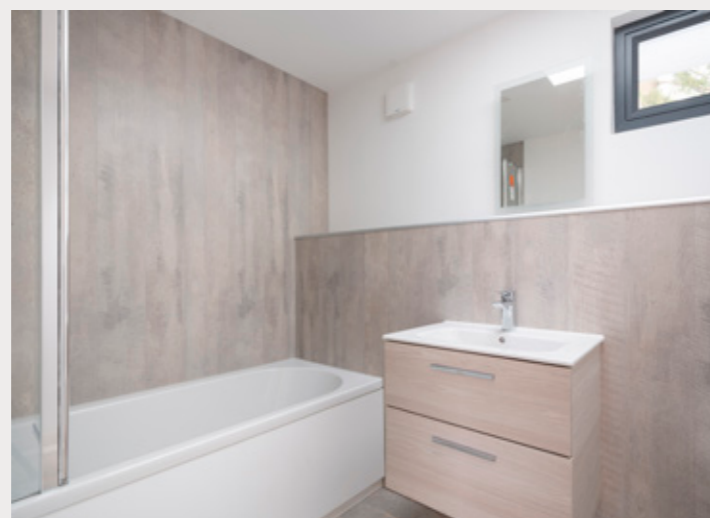
Brewery House, a stunning contemporary newly built home measuring 2957 sq ft built to a high specification, is set as part of The Maltings Development: the conversion of a range of luxury individual apartments and townhouses, hidden at the end of Tetbury Lane.

It is an impressively light and spacious property with convenient and efficient living space, hidden in the heart of the historical and beautiful Cotswold town, Nailsworth, with the unique aspect of backing on the open countryside.

Nailsworth is a thriving cosmopolitan Cotswold Town between Tetbury, Stroud, Minchinhampton and the Common.

The living area is a wonderful open-plan space with stunning views and a decked terrace backing on to fields and open countryside —a great space for relaxing and entertaining.

There are four excellent double bedrooms and four bathrooms over four floors. The principal bedroom is on the top floor and benefits from a dressing room, an en suite, and direct access to the terrace with panoramic views of the surrounding countryside.



Outside

To the front of the property is a gravelled drive up to your private parking and turning area, with a large carport for Brewery House.

Property Information

Tenure: Freehold

Services: Air source heating.
Mains water, electricity and drainage.

Local Authority: Stroud District Council

Council Tax: Band TBC

EPC: B

Guide Price: £1,150,000

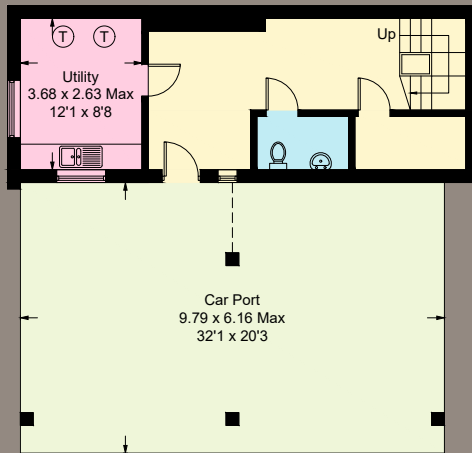
Directions: Postcode: GL6 0JD
What3Words: ///importing.abolish.muddle

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

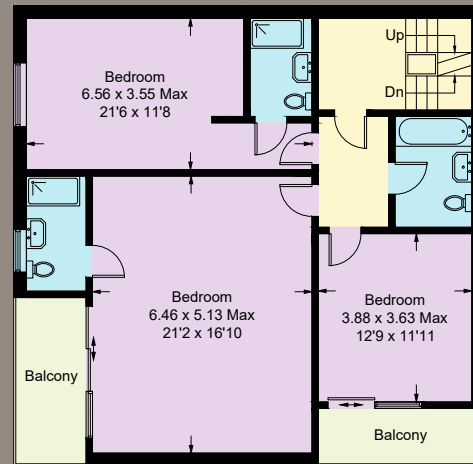
Approximate Gross Internal Floor Area

Total: 274.7 sq m / 2957 sq ft

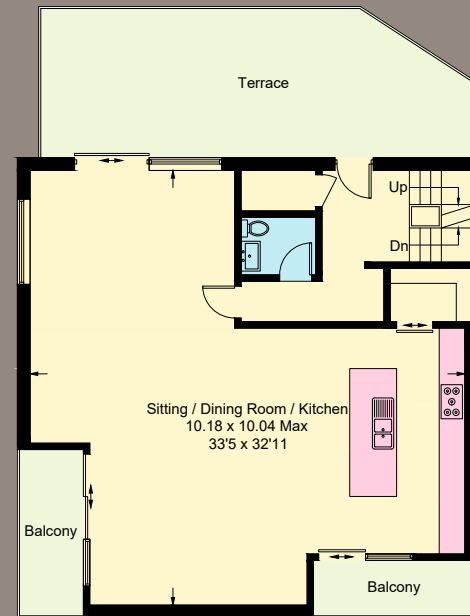
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



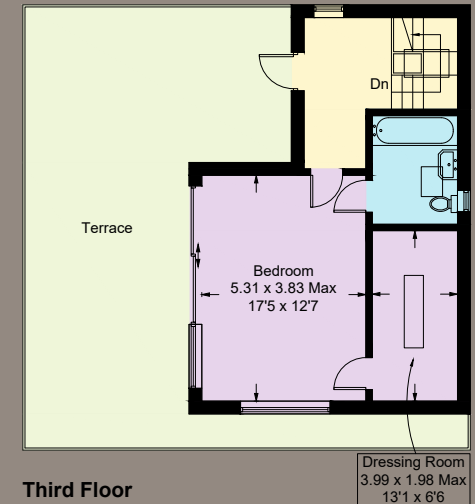
Ground Floor



First Floor



Second Floor



Third Floor

Knight Frank

One Market Place

Cirencester

GL7 2PE

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I would be delighted to tell you more

Georgina Mason

01285 882 004

georgina.mason@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated March 2025.

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