

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED MODERN THREE BEDROOMED DETACHED PROPERTY SITUATED IN THE HIGHLY SOUGHT AFTER LOCATION OF NAILSWORTH AND OFFERS PANORAMIC VIEWS FROM THE REAR ASPECT OVER ROOF TOPS TO THE VALLEY AND RODBOROUGH COMMON BEYOND. ENERGY RATING "B"

Autumn House - Guide Price £355,000

Nympsfield Road, Nailsworth, GL6 0EL



Autumn House

Location & Description

The town of Nailsworth is a lovely hillside location on the outskirts of the popular district of Stroud. The house is set in an undulating valley surrounded by open countryside and commons.

The town centre itself offers a range of local amenities including a Tesco Express as well as independent shops, eateries, takeaways and restaurants. There is also an excellent community environment with village hall, church and play areas.

Transport communications are good with the Junction 13 of the M5 motorway positioned just outside Stroud, eight miles from the property. There is a mainline railway station providing links to the south west and north.

Schooling in both the public and sectors is excellent at primary and secondary levels.

Property Description

Autumn House is a modern detached property constructed in 2017 in an elevated position and where from the rear aspect views can be enjoyed over the valley to the edge of Rodborough Common beyond. The property has a facade of Cotswold Stone and is set back from the road via a block paved driveway to the left that allows for parking for vehicles. To the right is the neighbouring driveway and there is a turning area in front of the property (map available via the selling agent). The front of the house is screened by a wooden fence to two sides and has outside light points. Set under a pitched roof storm porch with wooden supports is a composite front door with obscure double glazed insets and chrome door furniture opens to the accommodation which is in excess of 700 Sq. Ft. and benefits from double glazing and gas fired central heating, zoned underfloor to the ground floor and radiators to the first floor.

The accommodation in more detail comprises:

Entrance Hall

A welcoming space, having a returning balustraded staircase to first floor. Oak veneered doors give access to the sitting room and dining kitchen (described later). Heat miser Zoned underfloor heating control point. Tiled floor flows through this area and into the kitchen diner and through a door to

Cloakroom

Fitted with a white low level WC, vanity wash hand basin with mixer tap and cupboard under. Wall mounted extractor fan and useful understairs storage cupboard.

Sitting Room 3.38m (10ft 11in) x 3.49m (11ft 3in)

A lovely dual aspect room enjoying a double glazed window to front and double glazed patio doors opening to the rear garden and giving views to hillside and Rodborough Common beyond. Ceiling light point, zoned underfloor heating control point. Electric wood fire effect stove set on a flagstone hearth with wooden mantel over. Ceiling light point.





Dining Kitchen 6.48m (20ft 11in) x 2.92m (9ft 5in)

A wonderful open space to the front and rear of the house. Double glazed window to front and further double glazed composite door to the rear with matching double glazed side panel. The kitchen area is fitted with a beautiful range of shaker style drawer and cupboard base units with chrome handles and a granite worktop over, set into which is a sink unit with mixer tap and drainer. Matching wall units and granite splashbacks. Range of integrated appliances including a AEG four ring electric **HOB** with single **OVEN** under and extractor over, **FRIDGE FREEZER**, **DISHWASHER** and **WASHING MACHINE**. Inset ceiling spotlights and wall mounted Worcester boiler enclosed in a matching cupboard. The dining area which is positioned at the front of the property has continued tiled flooring, ceiling light point, double glazed window to front and zoned underfloor heating control point as well as the master control for the heating and hot water.

First Floor

Landing

Ceiling light point, double glazed window to front, radiator, access to loft space and oak veneered door to



Master Bedroom 3.35m (10ft 10in) x 3.51m (11ft 4in)

A dual aspect double bedroom enjoying a double glazed window to front and rear offering fine views. Ceiling light point and radiator.

Bedroom 2 2.32m (7ft 6in) x 2.94m (9ft 6in)

Positioned at the rear of the property and enjoying fabulous views through a double glazed window. Ceiling light point and radiator.



Bedroom 3 2.09m (6ft 9in) x 2.92m (9ft 5in)

Double glazed window to front, ceiling light point and radiator.

Bathroom

Fitted with a low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and thermostatically controlled, dual headed rainfall and hand held shower over. Wall mounted chrome heated towel rail, tiled walls and floor. Ceiling light point, ceiling mounted extractor fan and obscured double glazed window to side.

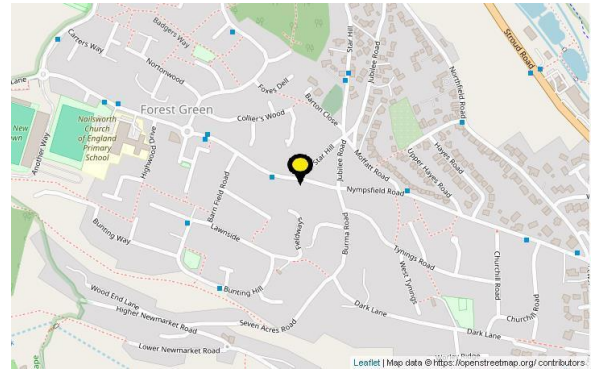
Outside

The rear garden is north east facing and enjoys panoramic views over the surrounding valley and to the edge of Rodborough Common beyond. Extending away from the property is a paved patio area accessed from the double doors in the sitting room. The rest of the garden is easy to maintain, laid to gravel with shrub beds planted with a variety of shrubs. The property is enclosed by a fenced perimeter with gated pedestrian access to front. It benefits from an outside water tap, power sockets and light points. Situated in the garden is a wooden **SUMMER HOUSE** with pitched roof, double doors with glazed insets with further glazed windows to either side.



Directions

From the roundabout in the centre of Nailsworth proceed east up Spring Hill for approximately 0.7 miles after which the property can be found on the right hand side.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

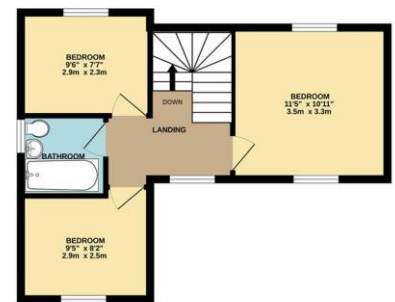
EPC

The EPC rating for this property is B (82).

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.