

ROWAN HOUSE NAILSWORTH



WHITAKER
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ROWAN HOUSE, SHORTWOOD, NAILSWORTH, STROUD, GL6 0SJ

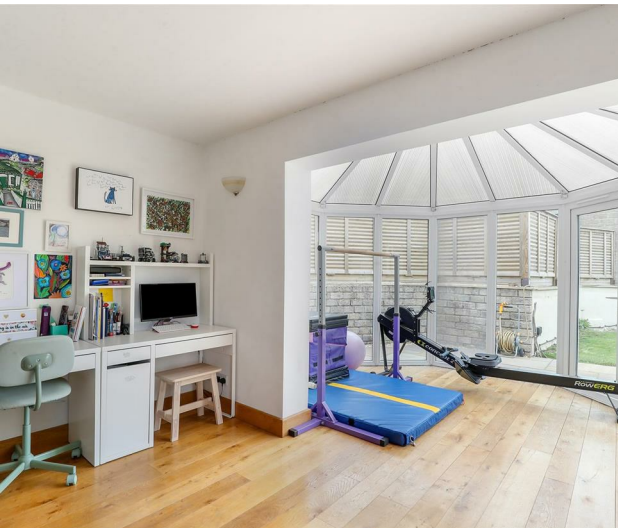
A DETACHED FAMILY HOME LOCATED WITHIN LESS THAN A MILE OF NAILSWORTH CENTRE, AFFORDING ELEVATED VIEWS ACROSS TO NEWMARKET. ENJOYING VERSATILE ACCOMMODATION MEASURING 2691 SQ FT, A DETACHED GARAGE AND INDEPENDENT HOME OFFICE.

The property

Occupying a desirable position in Shortwood, affording elevated views across to Newmarket and located within less than a mile of Nailsworth centre. Rowan House is a bright and well presented family home, providing versatile accommodation that is perfect for a growing family or multi-generational living. As illustrated by the floorplan, the lower ground floor benefits from its own private entrance and kitchen, thus providing excellent independent living. A connecting door and internal staircase enable the space to become an extension of the main home if ancillary accommodation is not required. The main front entrance opens into a wide reception hall with oak floorboards. Doors open to a cloakroom, family room, formal sitting room, kitchen/dining room and guest bedroom with ensuite shower room. The attractive sitting room enjoys a double aspect outlook with a large picture window encouraging the flow of light. A fireplace with a striking red woodburning stove

forms a warming focal point. This is further complimented by a second reception room opening to a conservatory. Currently used as a family room, oak flooring flows throughout and doors lead out to the level garden. The family kitchen/dining room is a similarly bright space with views across to Newmarket and French doors opening to a rear paved courtyard. Oak flooring extends through the dining area whilst contemporary units provide plentiful built in storage. There is a built in double oven with hob and space for a dishwasher and fridge freezer. The guest bedroom with ensuite shower room doubles as a home office facility. Three bedrooms are positioned on the top floor. The largest of these rooms enjoys bespoke built in storage. Two bedrooms are served by a family shower room, whilst the other benefits from an ensuite shower room. Positioned on the lower ground floor are a further two rooms, currently used as a sitting room and bedroom, in addition to a kitchen and bathroom. Gas central heating.





Guide price
£825,000

- Reception hall & cloakroom
- Sitting room
- Family room opening to conservatory
- Kitchen/dining room
- 4 bedrooms in main house
- 3 bath/shower rooms in main house
- Ancillary accommodation - sitting room, kitchen, bedroom & bathroom.
- Enclosed garden with views
- Gravelled driveway, double garage with attached home office
- Ofcom - Ultrafast broadband available (FTTC). Indoor mobile phone coverage likely with EE and Three

WITHIN EASY REACH...

- Nailsworth town - 0.9 miles
- Stroud - 5.2 miles
- Cirencester - 14 mile
- Cheltenham - 19 miles
- Bath - 28 miles
- Bristol - 29 miles
- EPC rating for ancillary accommodation - C

Outside

A gravelled driveway leading to a detached double garage offers parking for up to three cars. The garage with electric door offers further parking and excellent outside storage. Adjoining the garage is a home office (unheated), offering the perfect space for anyone working from home. Steps downs from the parking area lead to the front door, side and rear garden. The rear garden is paved and adjoins the family kitchen, where French doors opening onto the patio make this the perfect spot for outside dining and entertaining. Steps down from the patio lead to the independent annexe entrance. The side garden is enclosed by railing and fencing, laid to lawn with raised flower beds, the area offers room for children to play. Accessed from the lower ground floor/annexe is a decked seating terrace. Entrance to driveway can be located by using the following what3words - highlight.fade.strictest

Situation

Rowan House is located within the pretty area of Shortwood, surrounded by open countryside and less than a mile from the centre of Nailsworth town. Nailsworth is a much-desired Cotswold market town offering a wide selection of shops, restaurants and facilities including the award-winning delicatessen & bakery, William's Food Hall and Hobbs bakery, as well as two supermarkets. Nailsworth Church of England Primary School and Horsley Church of England Primary School are positioned with one mile. Proximity of the A46 enables access to a number of major towns and routes including Bath and Bristol. Stroud, the principal urban centre locally, is where more extensive educational, shopping and leisure facilities are available including Stroud High and Marling Grammar schools and the weekly Farmer's market. There are variety of independent schools in the area including The Acorn School in Nailsworth, Beaudesert Park School on Minchinhampton Common and Wycliffe College in Stonehouse. A main line railway station offering direct services to London (Paddington) can be found at Stroud and Kemble Railway stations. Above Nailsworth, approx. 1 mile away, is the Minchinhampton Common, 600 acres of open common land which offers opportunities for walking and golf. Further walks can be found at Woodchester National Trust Park with its 5 lakes and wooded trails. Nailsworth is also home to a professional football club, 'Forest Green Rovers' who are claimed to be first 'vegan' football club.



Approximate Gross Internal Area = 250.0 sq m / 2691 sq ft
 Garage / Home Office = 42.8 sq m / 461 sq ft
 Total = 292.8 sq m / 3152 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098405)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	



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Useful Information

Tenure: Freehold

Postcode: GL6 0SJ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band E and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

