

GRANBY NAILSWORTH



WHITAKER
SEAGER



GRANBY, MOFFATT ROAD, NAILSWORTH, STROUD, GL6 0HA

A DETACHED 3 BEDROOM HOME, ELEVATED
ON THE EDGE OF NAILSWORTH WITH BREATH-
TAKING VALLEY VIEWS.

The property

A well presented detached home occupying a superb elevated setting on the edge of Nailsworth, affording breath-taking valley views. Tucked away down a private road, this family home has undergone an extensive programme of modernisation in recent years, now providing immaculately presented accommodation across two floors. The main entrance opens to a reception hallway, a doorway from the hall leads to the attached garage and well proportioned utility with access to the rear garden. A further door opens to an inner hallway and living space, from here stairs rise to the first floor. The contemporary kitchen/dining room has been fitted with a range of wall and base cabinets, a integral oven, microwave, hob, dishwasher, fridge with freezer compartment and water softener. There is plentiful room for dining and two windows look to the front elevation. The sitting room extends to the rear of the house, where bifold doors open to the rear garden and fabulous open

aspect. The room is flooded with light. An inset electric fire offers a warming focal point to the sitting room. Also located on this floor is a downstairs cloakroom with a useful understairs storage cupboard. An oak and glass balustrade ensure the free flow of light between the ground and first floor. Positioned on the first floor are three double bedrooms and a family bathroom. Two bedrooms are located to the front of the house, both benefiting from built wardrobes. These are served by a modern family bathroom with a shower over the bath. The main bedroom is located to the rear of the house, affording a stunning open view, the room is served by an ensuite shower room and similarly benefits from built in storage. The property benefits from a security alarm.





Guide price
£575,000

- Reception hall and inner hall
- Kitchen/dining room
- Sitting room with bifold doors to the garden
- Utility and cloakroom
- Main bedroom with ensuite shower room
- 2 further bedrooms
- Family bathroom
- Attached garage and parking for two cars
- Landscaped garden with far reaching views
- Ofcom - Superfast broadband available 80 Mbps 20 Mbps - Indoor mobile signal likely with O2

WITHIN EASY REACH...

Nailsworth centre - 0.5 of a mile
Stroud - 4 miles
Tetbury - 6.8 miles
Cirencester - 15 miles
Cheltenham - 17 miles
Bath - 26 miles
Bristol - 29 miles

Outside

A driveway leads to an attached single garage. Parking for one car is located in front of the garage, with a tarmac parking bay for a further car located alongside. Landscaped gardens extend to the rear of the house and boast the most wonderful valley views across to Watledge and beyond. A raised paved terrace with glass balustrade immediately adjoins the house and offers a wonderful spot for outside dining and to take in the open vista. Below the terrace extends a mature flower border and lawn. the garden is fully secure with gated access to the side of the garage. Each property located with the private driveway owns a section of the roadway. Each owners is responsible towards its maintenance.

Situation

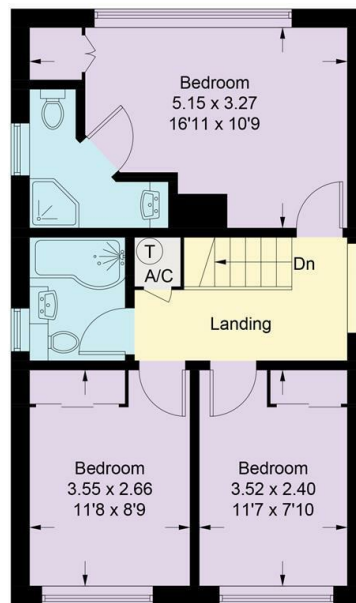
Nailsworth is a most sought after Cotswold market town offering a wide selection of shops, restaurants and facilities including the award-winning delicatessen, Williams Food Hall and Hobbs bakery, as well as two supermarkets. The proximity of the A46 enables access to a number of major towns and routes including Bath and Bristol. Stroud, the principal urban centre locally, is approx. 4 miles away where more extensive educational, shopping and leisure facilities are available including Stroud High and Marling Grammar schools and the twice weekly Farmers market. 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. Not far away you will find the entrance to the Woodchester National Trust Park with its 5 lakes and wooded walks.



Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 123.1 sq m / 1325 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130319)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	67	
(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



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 0HA

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 D and EPC rating D

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.

WS