

WINDSORASH, NAILSWORTH







# WINDSORASH, TETBURY LANE, NAILSWORTH, GL6 0QP

NESTLED AMIDST PICTURESQUE OPEN COUNTRYSIDE, YET CONVENIENTLY LOCATED LESS THAN A MILE FROM NAILSWORTH. A DETACHED PERIOD HOME PROVIDING FAMILY ACCOMMODATION AND SET WITHIN 0.48 ACRES.

## *The property*

Set amidst picturesque open countryside, yet conveniently less than a mile from the vibrant centre of Nailsworth, Windsorash offers the perfect balance of tranquility and accessibility. Recognized by The Times as one of the “25 Best Places to Live in 2024”, Nailsworth boasts an array of charming shops, cafés, and restaurants, making it an enviable location to call home.

This detached Cotswold stone period property is set within a generous 0.48-acre plot, providing breathtaking and varied panoramic views across the countryside. With well-presented, versatile accommodation measuring approximately 2,459 sq. ft. (excluding outbuildings), Windsorash caters to modern family living while retaining immense period charm. The home welcomes you with a useful entrance porch, leading into an inviting and spacious reception hall, with access down to the cellar. The pretty sitting room is bathed in natural light from its dual-aspect windows which perfectly frame

the views of the grounds and surrounding countryside, in addition the room features a contemporary wood-burning stove set within a classic fireplace. The sociable family kitchen is designed for practicality and style, offering shaker-style cabinets, a range cooker, and ample space for dining. This space flows seamlessly into a large utility room with direct access to the rear garden. Two interconnecting rooms on the ground floor, served by an ensuite bathroom, provide exceptional flexibility. Currently utilised as a ground-floor bedroom and study, this area is ideal for an au pair, relative, or older child.

The first floor hosts an impressive main bedroom, complete with built-in wardrobes, dual-aspect windows, and elevated countryside views. Two further bright and airy bedrooms are also located on this floor, all served by a modern family bathroom. The top floor comprises a characterful attic playroom, featuring exposed A-frame beams and wooden floorboards. Adjoining

## ACCOMMODATION

*Entrance Porch Opening into Reception Hall • Sitting Room • Kitchen/Dining Room Opening into Utility Room • Downstairs Bedroom with Adjoining Study and Ensuite • 4 Further Bedrooms • Family Bathroom • Large Attic Playroom with Exposed A Frame Beams • Cellar*

this is a spacious double bedroom also with exposed A frame beams, complemented by an exceptionally deep built-in cupboard. Sitting above the first-floor bathroom this offers the potential to create an ensuite facility. The property is warmed by modern electric heating.

Set within just under half an acre, Windsorash also offers opportunity for enlargement, subject to the necessary planning permissions. It is a truly special home, offering period charm, modern convenience, and an unrivalled location in the heart of the Cotswolds. Whether relaxing in the gardens, enjoying the stunning views, or exploring nearby Nailsworth, this home promises a lifestyle of comfort.

*The property is subject to a public right of way (details available upon request).*

*The property is registered across two titles.*

*It is served by a septic tank.*

*Windsorash benefits from a right of way over the first section of the driveway.*

**Ofcom information** – Ultra fast broadband available with Openreach and Gigaclear – Indoor mobile phone signal likely with EE, O2 and Vodafone.





## Situation

Windsorash boasts a rural setting. Elevated on the edge of Nailsworth yet surrounded by open countryside, you are equally close to nature and amenities. A network of nearby footpaths lead to incredible open countryside walks and into town. Nailsworth itself 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. 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 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.

### **WITHIN EASY REACH...**

*Nailsworth 1 mile*

*Stroud Train Station 5.2 miles*

*Tetbury 6.6 miles*

*Cirencester 13.9 miles*

*Cheltenham 18.8 miles*

*Bath 25.2 miles*

*All distances are approximate*









# Outside

Set within a total plot of 0.48 of an acre, the property is approached via a gravel driveway, leading to a large parking area and a detached garage. Surrounding the house, the gardens extend to three sides, enabling you to take full advantage of the sun throughout the day. The west-facing front garden features a large expanse of lawn flanked by a variety of plant, trees and shrubs. Ideal for outdoor relaxation and entertaining, where elevated views are in abundance. This area also includes a stylish, contemporary outbuilding/studio, insulated and equipped with light, power, and Cat5 cabling, it is perfect for use as a home office or creative workspace. A paved seating terrace perfect for outside dining also extends to the west elevation. To the east, additional gardens are laid to lawn, interspersed with mature trees and shrubs. This space offers a blank canvas for the gardening enthusiasts. A lean to, stone outbuilding provides further outside storage. Other features include a series of fruit trees including, apple, pear and plum.



## OUTSIDE

*Driveway Leading to Garage  
Lean to Stone Outbuilding  
Timber Studio • Breathtaking  
Panoramic Views*

**Gardens and Ground Equating  
to 0.48 Acres**



## Useful Information

**Tenure:** Freehold.

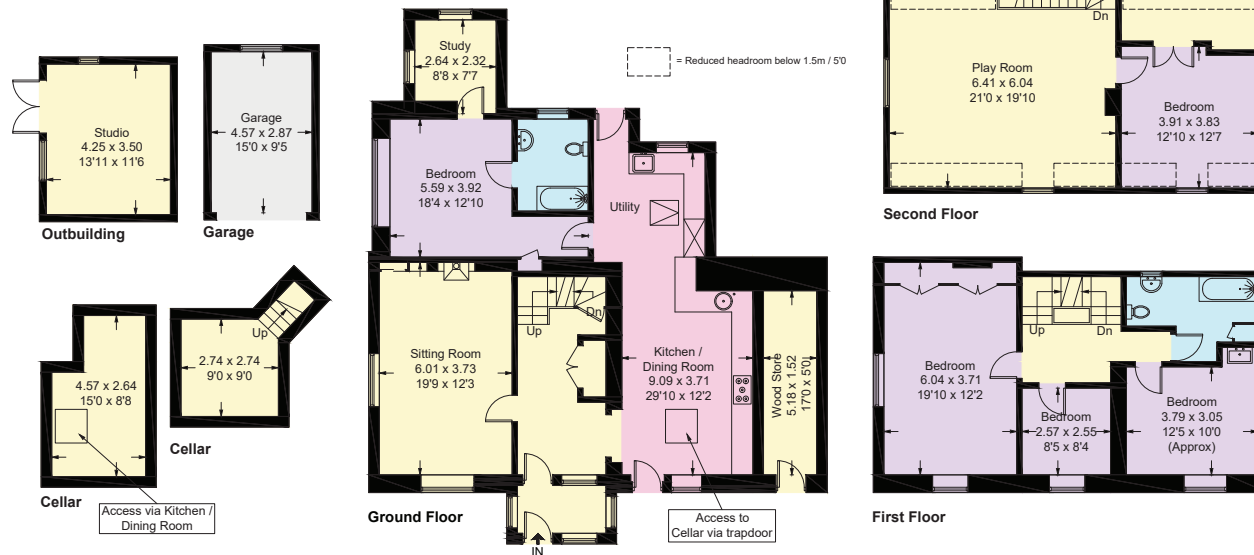
**Postcode:** GL6 0QP.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band F and EPC rating F.

Approximate Gross Internal Area = 229.8 sq m / 2474 sq ft  
 Cellars = 19.2 sq m / 206 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Studio = 14.9 sq m / 160 sq ft  
 Wood Store = 8.1 sq m / 87 sq ft  
 Total = 285.0 sq m / 3067 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1167277)

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WHITAKER  
SEAGER  
ESTATE AGENCY

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.