

MILLSIDE  
STROUD ROAD · NAILSWORTH





MILLSIDE  
STROUD ROAD  
NAILSWORTH  
GL6 0BE

BEDROOMS: 6

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £1,150,000

- Contemporary Family Home
- Open Plan Living
- Large Private Balcony
- Low Maintenance Enclosed Rear Garden
- Large Gated Carport
- Modern Design
- Flexible Accommodation
- Entertaining Terrace
- Private Gated Driveway
- Short Walking Distance to Nailsworth

An immaculately presented 6 bedroom detached family home with a striking contemporary design, flexible accommodation within short walking distance of the popular market town of Nailsworth

## DESCRIPTION

Millside is a individually design contemporary home with flexible accommodation over three floors.

The modern design allows for open plan living on the entire ground floor with impressive glass glazing and doors at the rear, flooding the room with light and allowing for a seamless transition from inside to out. This floor comprises a spacious entrance hallway with a feature

staircase through to a 31ft dining/sitting room and in turn through to the kitchen with a further dining or snug area. There is feature lighting, underfloor heating and a surround system in the lounge area. The rear of the property opens out to an enclosed garden with paving, decking and a level lawn. There is also a useful utility room with direct access to the side of the property and a guest WC.

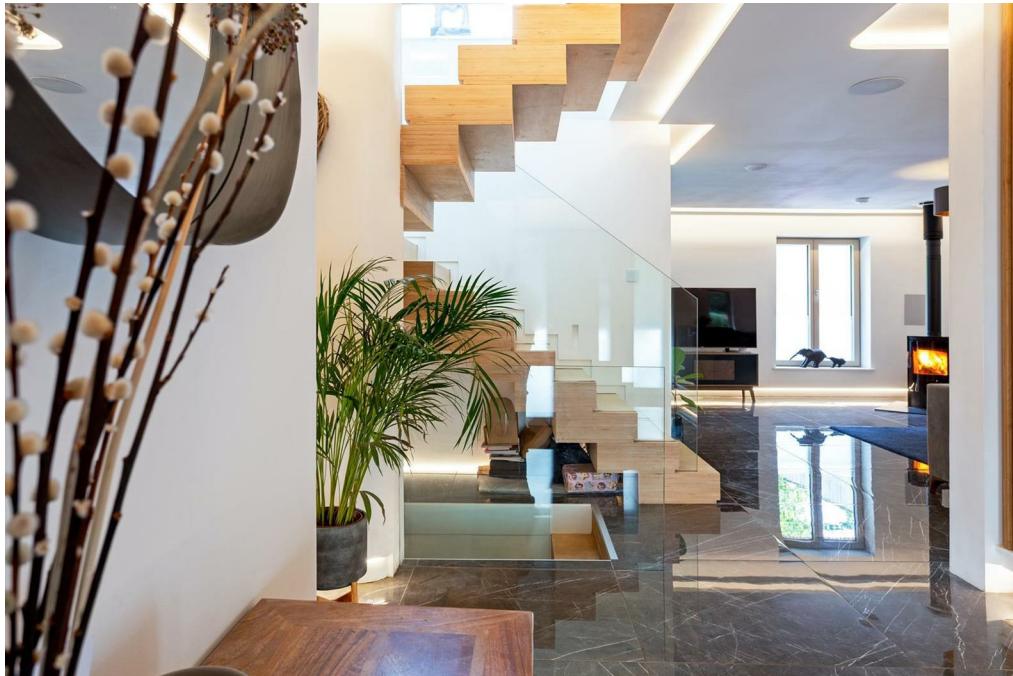
On the first floor the principal bedroom suite with its own separate dressing room

open to the first floor terrace with views overlooking the garden. This large terrace is decked with a small lawned area, a hot tub and plenty of room for seating and loungers. Adjacent to the the principal bedroom is a Jack & Jill bathroom and two further double bedrooms one of which also benefits from direct access to the terrace.

On the lower ground floor to one side are three double bedrooms with a separate shower room and WC. To the other side through another useful utility room is a

games room/gym with separate access from the car port. This in turn leads through to a workshop. The lower carport is a surprisingly large space with additional off-street parking for several cars and also access to a further store room.

To the front of the property is a gated driveway with parking and a small lawn area bordered by a stone wall.



## Location

Nailsworth is a popular and buzzing market town offering a plethora of independent retailers, boutique shops and restaurants. There is also a Morrisons supermarket a popular delicatessen, William's Kitchen, award winning bakery, Hobbs, as well as regular artisan markets.

The market towns of Minchinhampton and Tetbury are also within easy reach, both offering a selection of independent coffee shops, pubs and local retailers.

Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award-winning Saturday Farmers' Market.

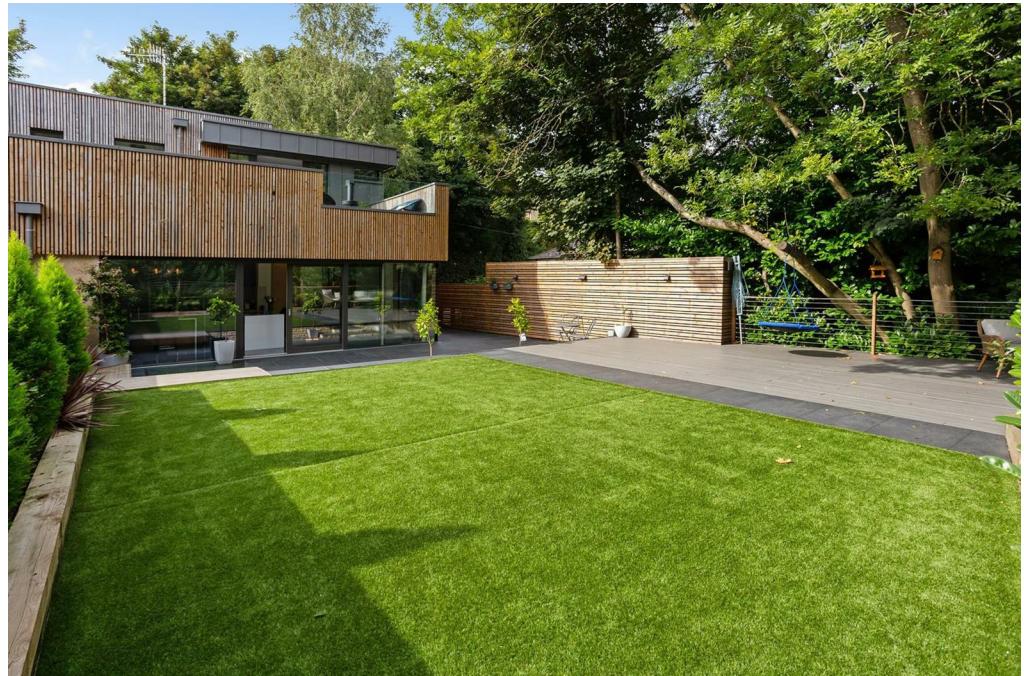
The area is ideally located for ease of access to a host of countryside walks including nearby Minchinhampton and Rodborough Commons, offering 100s of acres of National Trust Common land for walking, riding, cycling and playing golf.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are sought-after grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is within easy reach. Westonbirt School in Tetbury and Wycliffe in Stroud, are also both easily accessible. There is also an excellent choice of schools in Cheltenham.

Transport links are good with both the M4 and M5 within easy reach and trains into London Paddington from Stroud Station (journey time to Paddington circa 90 minutes).

## Directions

From the mini roundabout in the centre of Nailsworth, travel North along the A46 towards Stroud for going past Egypt Mill Hotel and Millside can be found after approximately 350 meters on your right hand side.







# MURRAYS

SALES & LETTINGS

## Stroud

01453 755552

stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

## Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

## Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD



## TENURE

Freehold

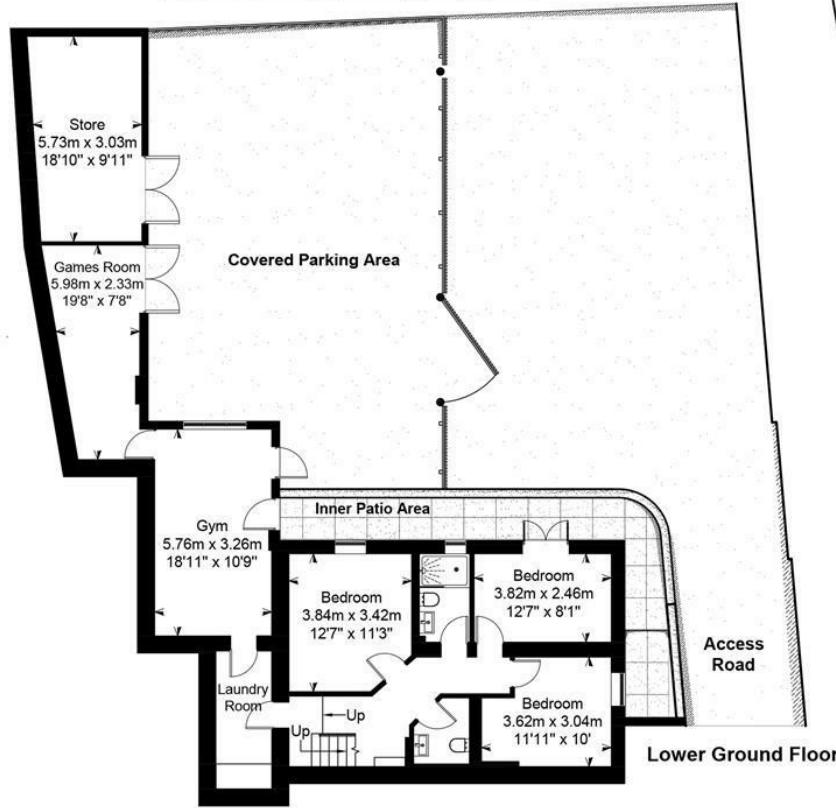
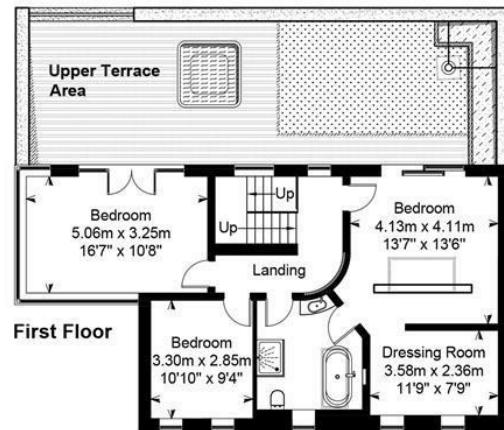
## EPC

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## SERVICES

All mains services are believed to be connected to the property. Gas CH & Underfloor heating. Stroud District Council Tax Band D £2470.41. Ofcom Checker: Broadband, Standard 19 Mbps, Superfast 80 Mbps; Mobile, EE & Three inside, all networks outside

For more information or to book a viewing  
please call our Minchinhampton office  
on 01453 886334



**Millside Stroud Road, Nailsworth Stroud, Gloucestershire**

Approximate IPMS2 Floor Area  
281 sq metres / 3025 sq feet  
17 sq metres / 183 sq feet

298 sq metres / 3208 sq feet

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L-N 38885

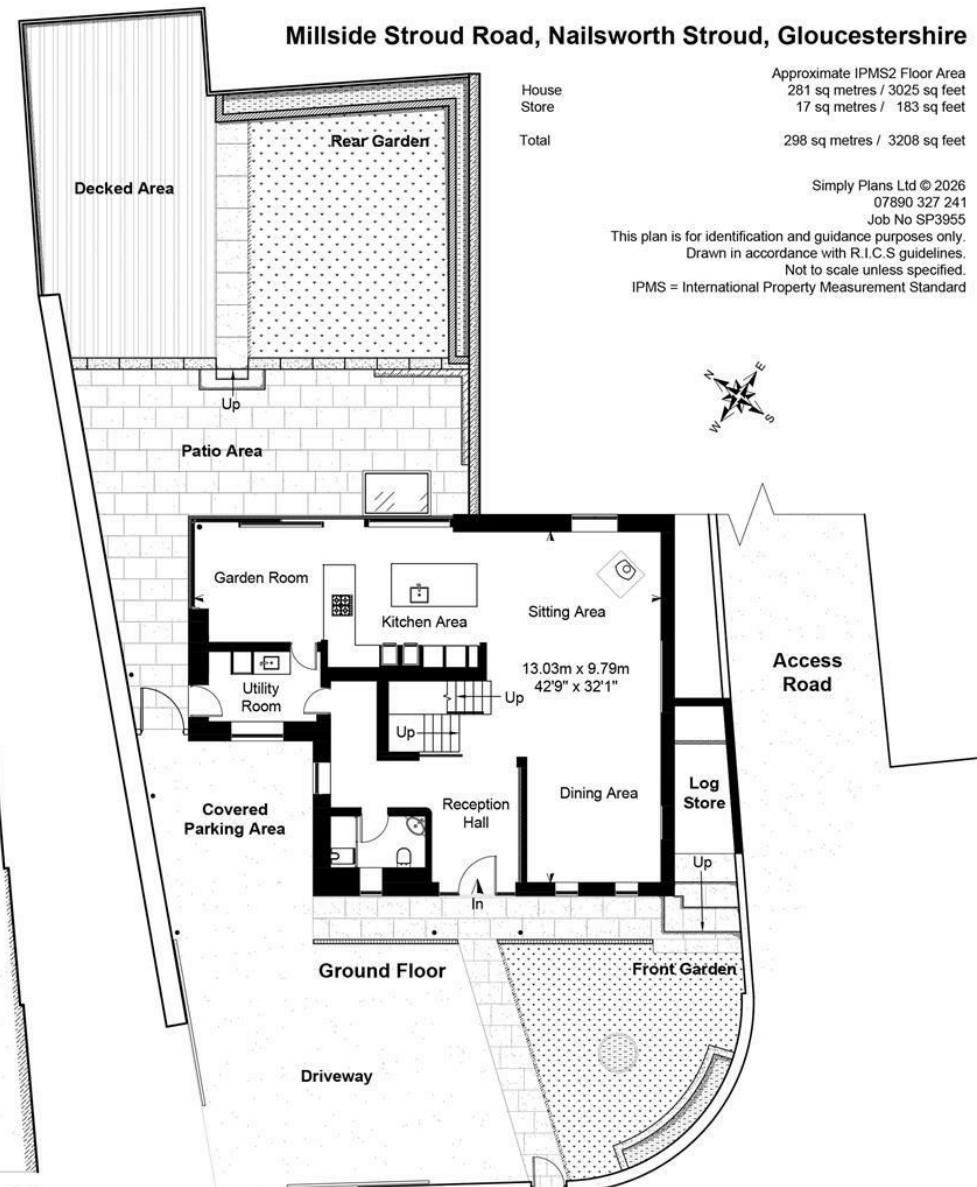
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This plan is for identification and guidance purposes only.  
Drawn in accordance with B.I.C.S. guidelines.

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**Outbuildings**  
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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