

# TENTH VIEW NAILSWORTH



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SEAGER



# TENTH VIEW, WATLEDGE BANK, NAILSWORTH, STROUD, GL6 0AY.

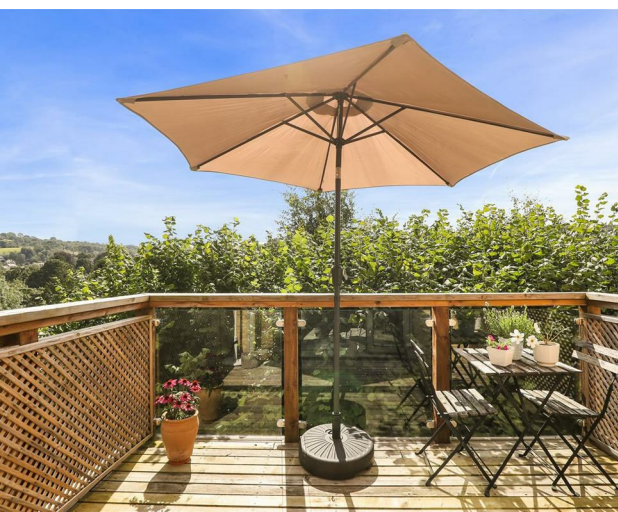
A DETACHED SPLIT LEVEL THREE BEDROOM HOME, JUST HALF A MILE FROM THE CENTRE OF NAILSWORTH. BOASTING SUPERB ELEVATED VIEWS.

## *The property*

Tenth View is perfectly tailored for discerning buyers who appreciate panoramic vistas and the elegance of contemporary living. The internal design has a touch of Scandinavian style and with its glorious South West aspect, the property feels bright and airy. The majority of rooms enjoy a wonderful outlook to the garden and countryside beyond. Due to its superb location, this property would suit those seeking the perfect mix of rural living, yet still being within walking distance of the town. There is also further potential scope to reconfigure an additional bedroom if required, this could be achieved by relocating the present utility room. As you enter the property, a versatile reception hall/study greets you with a door leading off to the spacious sitting room with its triple aspect windows, high vaulted ceiling, along with doors opening out to the main terrace and a Juliette balcony. From the inner hallway, doors lead to the family bathroom, potential bedroom three/utility room and

the kitchen/dining room. There are also stairs leading to the lower ground floor. The dual aspect kitchen/dining room has French doors out to a further sun terrace and is complemented by white washed oak Karndean flooring. The kitchen has a range of stunning wall and base level storage units and cupboards with a range of built in appliances, such as Neff induction hob and microwave, along with Zanussi fridge and freezer plus Smeg dishwasher. Stunning quartz worktops frame the Franke single sink and Caple pillar tap over. On the lower ground floor, French doors open out to the rear garden and further doorways open into the principal bedroom with spacious ensuite, as well as bedroom two. There is a further inner hallway area that leads through into the workshop. This room is 28' in length and houses the gas central heating boiler, it also has both power and light along with a door offering side access. Offcom classed the broadband reception as ultra fast and mobile reception as likely.





**Guide price**  
**£669,950**

- Reception Hall/Study
- Sitting Room with Dual Balconies
- 28ft Kitchen/Dining Room with Balcony
- Potential Bedroom Three/Utility Room
- Principal Bedroom
- En Suite Bath/Shower Room
- Second Bedroom
- Family Bathroom
- 28ft Workshop/Storage Room
- Landscaped Garden & Off Road Parking

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

*Nailsworth - 0.4 miles on foot*  
*Stroud 4.6 miles*  
*Cirencester 12.9 miles*  
*Gloucester 15.4 miles*  
*Cheltenham - 24 miles*  
*Stroud Railway Station - 4.4 miles*

## *Outside*

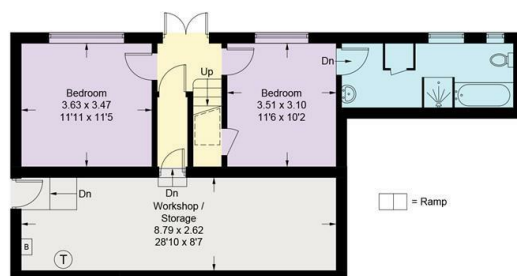
To the front of the property there is a gravelled driveway with off road parking for two vehicles. A mature beech hedge provides a screen for privacy and beyond it lies a paved pathway. The pathway leads you past raised display beds to the front door and beyond that, to the outside tap and an established Cypress tree. There is also a gated access from the driveway, with steps down to both the rear and side gardens. The side garden has a Zen like quality, with its raised gravelled beds and both Japanese Maple and Sorbus trees. There is also an impressive outside balcony terrace, this would make an ideal spot for entertaining, whilst enjoying the vista beyond. The rear garden has a paved pathway and small covered patio area. The garden slopes downwards and has been re wilded, and it is bordered by ornamental Japanese Spindle trees. Finally, there is a further balcony above the rear patio area which boasts lovely views across the valley, this is accessed directly from the kitchen above.

## *Situation*

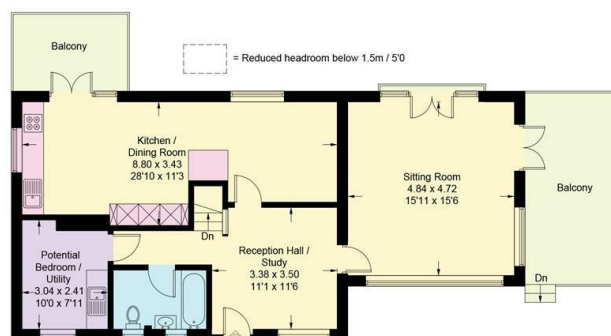
Watledge is a sought-after Hamlet, backing onto 600 acres of surrounding National Trust common land. Nearby Nailsworth is just half a mile away and is a much-desired Cotswold market town offering a wide selection of shops, restaurants and facilities including the award-winning delicatessen & bakery, 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 where more extensive educational, shopping and leisure facilities are available including Stroud High and Marling Grammar schools and the twice 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. Not far away you will find the entrance to the Woodchester National Trust Park with its 5 lakes and wooded walks. 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 = 120.4 sq m / 1296 sq ft  
 Workshop / Storage = 23.0 sq m / 247 sq ft  
 Total = 143.4 sq m / 1543 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119918)

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>69</b> |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



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 PrimeLocation.com  Zoopla  rightmove

## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 0AY

**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. Council Tax Band D 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.

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