

UPLANDS COTTAGE WATLEDGE
NAILSWORTH





UPLANDS COTTAGE · WATLEDGE · NAILSWORTH · STROUD · GL6 0AP

BEDROOMS: 5

BATHROOMS: 3

RECEPTION ROOMS: 3

GUIDE PRICE £1,000,000

- Former Weavers Cottages
- Period Features
- Parking for Several Cars
- Peaceful Location backing onto Woodland
- Within easy reach of Nailsworth Town Centre
- Grade II Listed
- Magnificent Views
- Detached Home Office
- Pretty Garden of Circa 0.6 Acres

A stylishly renovated Grade II Listed Cotswold Cottage in a magnificent elevated location with wonderful views, a wealth of period charm, large garden of circa 0.6 acres and parking, within walking distance of Nailsworth town centre

Description

Tucked away behind a tall garden gate, Uplands Cottage is one of Nailsworth's hidden gems which only the initiated would even know exists.

Initially two weaver's cottages, the wisteria clad home exudes warmth and a welcoming charm. The Grade II Listed cottage offers the perfect balance of period features alongside sympathetic and stylish updates.

The accommodation flows beautifully combining good-sized entertaining spaces together with cosy corners.

The two ground floor receptions both have a wonderful south westerly outlook across the valley allowing for an abundance of natural light to fill the rooms. A wood burning stove

provides a warming focal point in the sitting room and flagstone flooring adds character and an easy-living vibe in the dining room. Deep window seats offer the perfect spot to soak up the far-reaching view.

The kitchen offers a stylish space for cooking up a feast on the AGA Range cooker and fitted units painted in a rich, deep blue, provide plentiful discreet storage. There is ample room for a table, ideal for informal dining and family suppers.

A useful utility and shower room lead off the rear of the kitchen with access to the rear garden, perfect for muddy boots and washing down dogs after a walk in the surrounding countryside.

Five bedrooms are located across the upper

floors with three first floor bedrooms and a family bathroom and two second floor bedrooms. The first floor principal bedroom has a large en-suite with a fabulous free standing feature bath and wonderful views from the bedroom.

A games room/teenage snug is located on the upper floor along with two bedrooms.

Garden & Home Office

Extending to circa 0.6 acres, the garden at Uplands Cottage is a hidden treasure and an ideal haven for children to explore.

A gravel patio is set to the front of the house offering an idyllic spot for a morning coffee or sundowner drinks whilst soaking up the magnificent view over Nailsworth and the hills beyond.

The majority of the garden lies to the rear of the cottage and comprises a level lawn area together with further sloping lawns and mature trees. National Trust woodland is set to the rear of the cottage.

A detached home office provides a cosy space for quiet work, located to the rear of the house and accessed via the door leading from the utility/kitchen.



Location

In a wonderful elevated location, Uplands Cottage benefits from magnificent views over the market town of Nailsworth and out to the hills beyond.

This is a home that offers the best of all worlds. A tranquil setting off a quiet little footpath, yet still within walking distance of the town.

The hamlet of Watledge sits adjacent to Nailsworth and comprises a pretty lane flanked by beautiful period properties, of which Uplands Cottage is a fine example.

Watledge is within easy access of amenities and within minutes from open countryside, including Minchinhampton Common, offering 100s of acres of National Trust common land.

Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen.

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

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 only a five minute drive up the hill and Westonbirt School in Tetbury and Wycliffe in Stroud, are 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 our Minchinhampton office head along West End into Windmill Road. At the junction on the common turn left and follow the steep hill towards Nailsworth. Turn right just before the cattle grid on the sharp bend. The entrance to Uplands Cottage is circa 400 yards along the lane on the right hand side, accessed via a five-bar wooden gate. Follow the drive up the hill where parking is available for several cars. A small gate opens to a footpath; turn left onto the footpath and the tall gate accessing the cottage will be found after circa 10 yards on the right.





MURRAYS

SALES & LETTINGS

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info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

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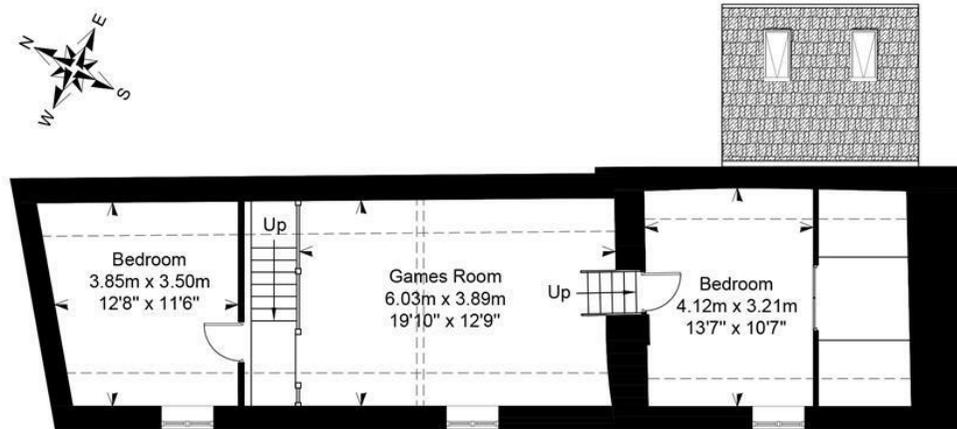
SERVICES

All mains services are believed to be connected to the property, Gas CH. Stroud District Council Tax Band F £3,568.38. Ofcom Checker - Broadband: Standard 20 Mbps, Superfast 80 Mbps. Mobile: Inside EE, all others variable, Outside all available

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

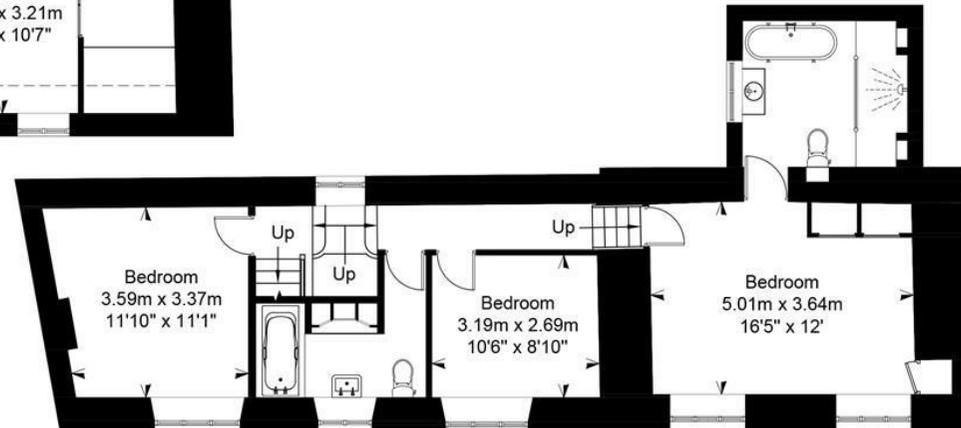


Uplands Cottage, Watledge Road, Nailsworth, Gloucestershire



Second Floor

House	Approximate IPMS2 Floor Area
Home Office	206 sq metres / 2218 sq feet
Log Store	4 sq metres / 43 sq feet
	2 sq metres / 21 sq feet
Total	212 sq metres / 2282 sq feet
(Includes Limited Use Area)	18 sq metres / 194 sq feet

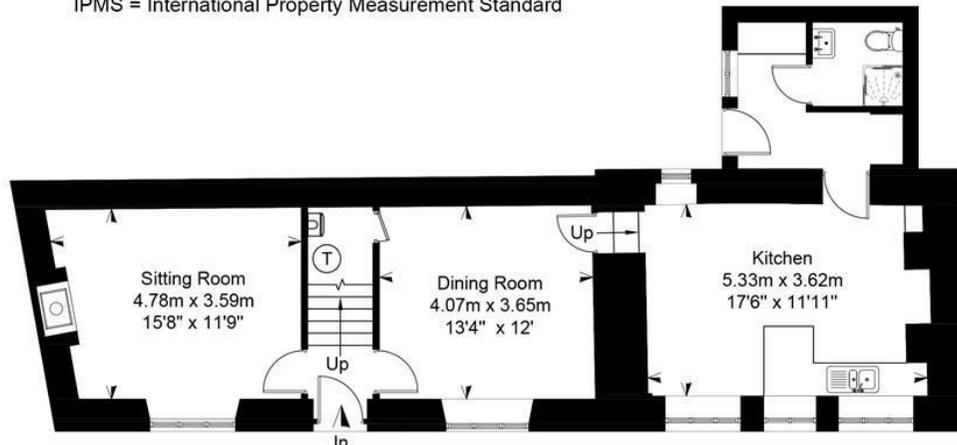


First Floor

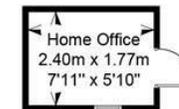
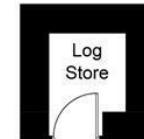
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard



Ground Floor



Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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