

BEEHCROFT HORSLEY ROAD



WHITAKER
SEAGER



BEEHCROFT, HORSLEY ROAD, NAILSWORTH, GL6 0JW

ENJOYING A CENTRAL LOCATION WITH A GARDEN BACKING ONTO THE PICTURESQUE NAILSWORTH STREAM, THIS MODERN THREE-BEDROOM HOME BENEFITS FROM A GARAGE, PARKING AND POTENTIAL FOR A LOFT CONVERSION, SUBJECT TO THE NECESSARY CONSENTS.

The property

A very special detached home offering the rare benefit of mainly single-level living, within easy walking distance of the town centre. The rear of the property enjoys delightful views over the mill pond, known as Johnson's lake and Nailsworth Stream, providing a peaceful setting that is hard to find so close to local amenities.

With private gated parking and a garage, the property offers broad appeal. There is also potential to convert the substantial 55ft loft space, subject to the necessary consents.

The property is offered for sale with no onward chain, although probate has not yet been granted.

An entrance hall with exposed brickwork and wooden flooring provides access to all rooms on this level, including the loft space. The fitted kitchen faces the front and includes built-in appliances such as a dishwasher and fridge freezer. A side porch provides access to both the front and rear of the property.

The sitting room is a superb dual-aspect room enjoying

lovely views to the rear. A stone fireplace with gas fire inset forms an attractive focal point, while a spiral staircase leads down to the garden room.

There is also a dining room with French doors opening onto a small balcony, which could easily serve as a third bedroom if required. In addition, there are two double bedrooms, a family bathroom and a separate cloakroom.

On the lower ground floor, the garden room features two sets of patio doors opening onto the garden. A door leads to the garage, where the boiler is located, along with useful undercroft storage with limited head height.

Property Information:

Restrictive covenants apply. Please ask the agent for further details contained within the TR1.

Ofcom: Ultrafast broadband available.

Mobile coverage: Good indoor and outdoor coverage reported.

Gas central heating. Gas fire in the sitting room.





Guide price
£800,000

- *Streamside Setting*
- *Town Centre Location*
- *26ft Sitting Room*
- *Three Bedrooms*
- *Garden Room*
- *Kitchen*
- *Bathroom & Cloakroom*
- *29ft Garage*
- *Parking*

WITHIN EASY REACH...
Nailsworth Centre - walking distance 0.1 mile
Stroud 4.5 miles
Minchinhampton 3.4 miles
Tetbury 7.6 miles
Cirencester 13.1 miles

Outside

Due to the sloping terrain, the grounds are arranged over several levels. To the front, a boundary wall incorporates a pedestrian gate and double gates opening onto the driveway leading to the integral garage with an electric door. A pedestrian gate provides access to a lower-level patio with a courtyard feel, while steps from the parking area lead to the front door and side porch. The main gardens lie to the rear and have been landscaped to create attractive terraces with patios, mature trees, shrubs and flowering plants. Delightful garden views, together with the gently babbling Nailsworth Stream along the boundary, create a tranquil atmosphere. A summer house enjoys views across the stream to the pond beyond, while the lower level comprises a lawn and decked seating area beside the water. Please note that some of the garden steps require repair.

Situation

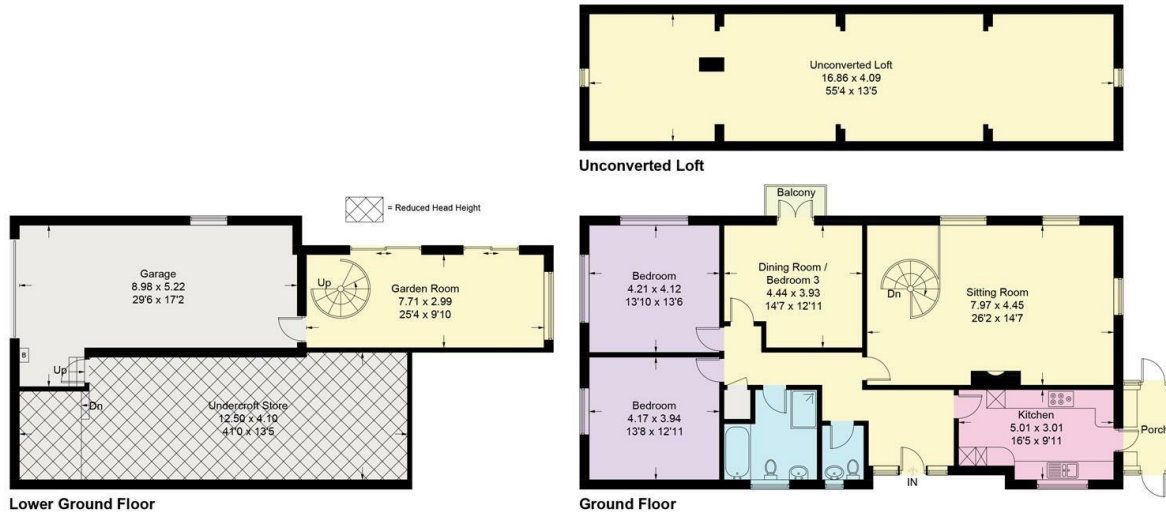
Nailsworth is a highly sought-after Cotswold market town offering an excellent range of shops, restaurants and amenities, including the award-winning William's Food Hall delicatessen, Hobbs House Bakery, and two supermarkets. The nearby A46 provides convenient access to major centres including Bath and Bristol.

Stroud, the area's principal town, offers a wider range of educational, shopping and leisure facilities, including the renowned Stroud High School and Marling School, together with its popular weekly Farmers' Market. A number of well-regarded independent schools are also within easy reach, including The Acorn School, Beaudesert Park School, Wycliffe College, and Westonbirt School.

Mainline railway stations at Stroud and Kemble provide direct services to London Paddington. Approximately one mile from Nailsworth lies Minchinhampton Common, a 600-acre expanse of open countryside offering excellent walking and golfing opportunities. Further scenic walks can be enjoyed at Woodchester Park, with its five lakes and extensive woodland trails. The internationally renowned Westonbirt Arboretum is just 8.3 miles away and is famous for its outstanding collection of trees, widely regarded as one of the finest arboreta in the country. Nailsworth is also home to Forest Green Rovers, widely recognised as the world's first vegan football club.



Approximate Gross Internal Area
 Accommodation = 165.0 sq m / 1776 sq ft
 Garage = 38.0 sq m / 409 sq ft
 Undercroft Store = 47.4 sq m / 510 sq ft
 Unconverted Loft = 69.3 sq m / 746 sq ft
 Total = 319.7 sq m / 3441 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312918)



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Useful Information

Tenure: Freehold

Postcode: GL6 0JW

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 Tax Band E and EPC rating E

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.

