

16, GOLDWATER SPRINGS, NAILSWORTH



OUTSTANDING
DETACHED TOWN HOUSE
WITH CONTEMPORARY
OPEN PLAN LIVING

16, GOLDWATER SPRINGS, NAILSWORTH, STROUD, GLOUCESTERSHIRE GL6 0AH

WITHIN A SMALL, GATED COMMUNITY, LIES THIS EXTRAORDINARY, DETACHED 'SCANDINAVIAN STYLE' RESIDENCE SITUATED IN THE HEART OF THE COTSWOLD TOWN OF NAILSWORTH, OFFERING SUPERB CONTEMPORARY ACCOMMODATION.

The property

This outstanding detached town house was designed with contemporary open plan living at the heart of the architect's vision, complemented by a plethora of windows and balconies making a feature of the natural light.

On entry the vast tiled hallway is a welcoming first impression with the wooden staircase ascending to the first floor of accommodation. Our vendor utilised part of this area as a study. A useful pantry/storeroom benefits from an extensive range of floor to ceiling storage units incorporating a fridge/freezer. The utility or laundry room houses access to the ground floor cloakroom. Internal access to the double garage is also found here. A water softener unit fitted in the downstairs utility room acts as a feed for all the water in the house.

The next level is home to the principle open plan living area which enjoys access to the rear garden with further access from the sitting room onto a magnificent balcony with a wooded aspect. A natural stone floor adds sophistication to both the sitting room and kitchen/breakfast room. The 'L' shaped Kitchen/breakfast room is fitted with a selection of painted wall mounted and base units which incorporate several appliances in addition to a variety of drawers. Bespoke handmade wooden shelving is displayed as a focal point in the sitting room with further unique shelving in the kitchen. A reverse osmosis unit under the kitchen sink purifies the water for drinking and is fed via the small tap at the kitchen sink and also through the fridge dispensing unit. The impressive staircase and landing area offers a further approach out to the rear garden and houses another cloakroom.

ACCOMMODATION

An Impressive 26'8" Reception Hall with Study Area • Pantry/Storeroom Utility • Two Cloakrooms • Sitting Room with Balcony • L-shaped Kitchen/ Breakfast Room • Main Bedroom Suite with Ensuite Bathroom and Dressing Room with Balcony • Guest's Bedroom with Balcony • Two Family Shower Rooms • Large Landing/Sitting Area • Three Further Bedrooms

Total accommodation including the double garage – 4090 sq. ft.

Agents Note: Some of the internal photographs were taken in 2018.

Up another floor, the luxurious main bedroom suite comprises: a private balcony, ensuite bathroom with separate shower cubicle, a range of fitted wardrobes in addition to a dressing room. The guest's bedroom enjoys a balcony at the rear and uses the first of the family shower rooms.

A fabulous 15'4" landing/sitting area is found on the third storey, along with three other bedrooms and a second family shower room.

The house benefits from double glazing and underfloor heating throughout.



Situation

'Goldwater Springs' is a small, gated community made up of four similar style executive homes, tucked away from any 'hustle and bustle' and yet within a level walking distance of the thriving town centre and cycle path.

Nailsworth 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.



WITHIN EASY REACH...

Stroud Railway Station 4.2 miles
Kemble Railway Station 11.5 miles
Minchinhampton 2.3 miles
Tetbury 7.4 miles
Cirencester 13 miles
Cheltenham 17.6 miles

All distances are approximate



VARIOUS TERRACES
PERFECT FOR OUTDOOR
ENTERTAINING



OUTSIDE
Gated Private Drive with Parking
Double Garage • Private and
Professionally Landscaped Terraced
Rear Garden • Front Garden with
Lawn & Patio



Outside

Through the shared electric gates, a tarmac drive leads to each of the four homes. Securely behind another set of gates, the private drive leads up to an integral double garage with electric door. Behind a Cotswold stone wall a level lawn is also located along with a southwest facing patio sheltered by the balcony above. Access to the rear garden can be found up some external steps to one side of the property. The majority of the grounds are to the rear where the landscaped gardens have been designed to complement the beautiful home and benefit from low maintenance. An impressive central staircase leads from the large patio up to various terraces, one of which has a pergola, perfect private outdoor entertaining. Planted in this enclosed area are a variety of trees and shrubs.

Useful Information

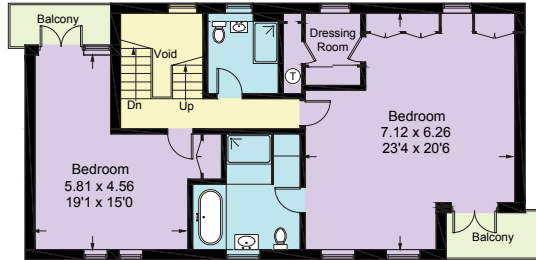
Tenure: Freehold.
Postcode: GL6 0AH
Viewing: Strictly by appointment through Whitaker Seager.
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.
Local Authorities: Stroud District. Council Tax Band G and EPC rating C.

Goldwater Springs

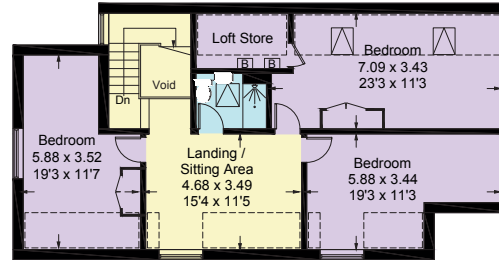
Approximate Gross Internal Area = 380.0 sq m / 4090 sq ft
(Including Garage / Excluding Void)



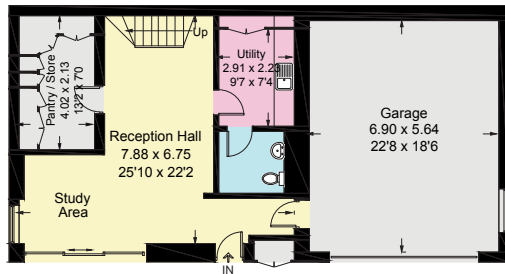
= Reduced headroom below 1.5m / 5'0"



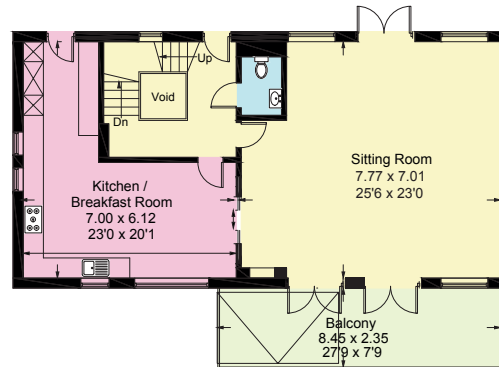
Second Floor



Third Floor



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 782836)

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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.