

15 GOLDWATER SPRINGS, NAILSWORTH



A UNIQUE DESIGN
OFFERING COMFORTS
OF A MODERN BUILD

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

OCCUPYING A SUPERB POSITION CLOSE TO THE HEART OF NAILSWORTH, LIES THIS STRIKING AND CONTEMPORARY HOME, BOASTING ACCOMMODATION MEASURING 2824 SQ FT AND SET IN GROUNDS OF 1/4 OF AN ACRE, WITH A DETACHED DOUBLE GARAGE AND GATED DRIVEWAY.

The property

Positioned close to the heart of Nailsworth, a thriving Cotswold town, lies this detached contemporary home offering striking and generously proportioned accommodation measuring an impressive 2824 sq ft. Built using a sustainable and energy saving timber structure lapped with Siberian Larch, this unique design boasts a stylish aesthetic whilst offering the comforts of a modern build, as well as energy saving features. From the main canopied entrance, an oak door opens to a beautiful reception hall, with natural bamboo hard flooring, from here an oak staircase rises to the first floor and doors open to the living space. The modern bespoke kitchen provides room for dining, oak French doors with a glazed surround provide access and an outlook to the garden. A range of wall and base units provide plentiful storage, whilst a built-in dishwasher, built-in microwave and range cooker further add to the rooms

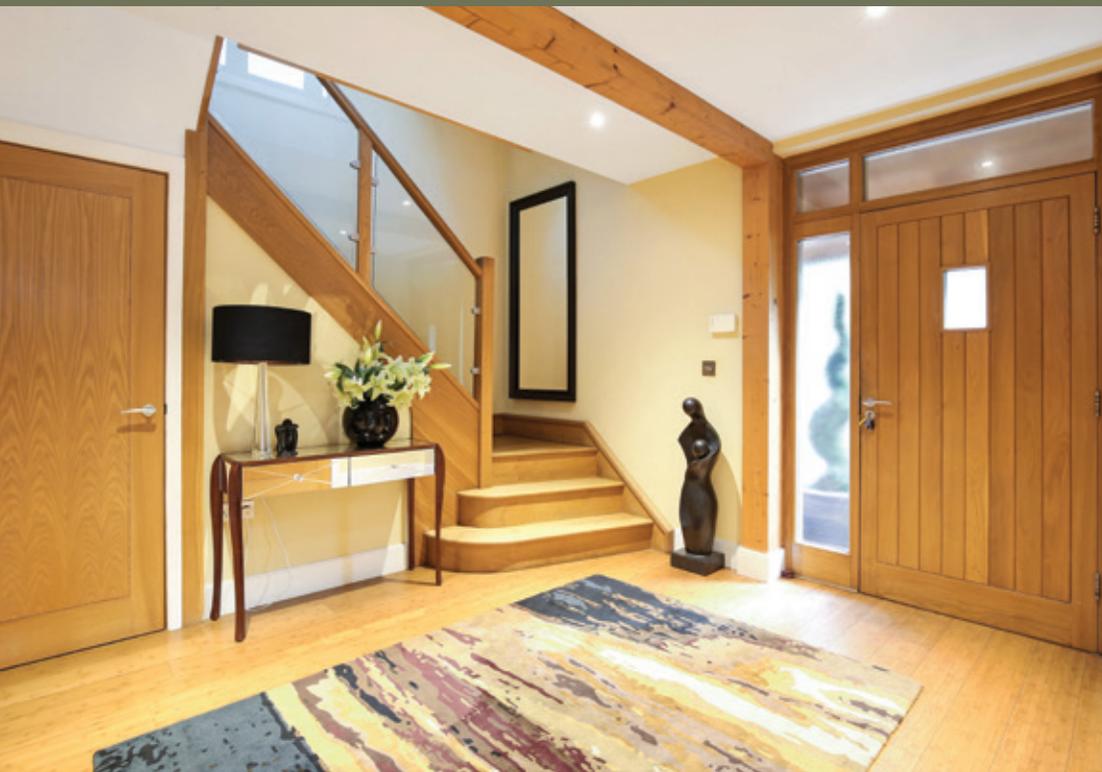
appeal. Adjoining the kitchen is a large boot room/utility with integral fridge, this benefits from a separate external door opening to the front elevation making it the perfect space to remove muddy boots. Accessed from the kitchen or the reception hall is the most impressive drawing room, measuring 25'7 x 22'6 the room also offers space for formal dining. As with the kitchen, two sets of oak French doors with a glazed surround provide a beautiful feature with one set also giving access to a decked seating terrace and the garden. A contemporary wall mounted gas fire creates a warming focal point to the room. Bamboo flooring follows throughout the living space, whilst the whole of the ground floor is warmed by underfloor heating. Also located at this level is a large cloakroom. From the first floor landing, doors radiate to three bedrooms and a family shower room. The main bedroom is particularly noteworthy, owing to its size,

ACCOMMODATION

*Reception Hall • Cloakroom • Kitchen/Breakfast Room • Utility/Boot Room
Drawing Room/Dining Room • Main Bedroom with Ensuite Bathroom Opening
to Balcony • Second Bedroom with Connecting Study Opening to Balcony
A Further Four Bedrooms • Bathroom • Shower Room*

ensuite facility, built in storage and French doors opening to a shared decked balcony. Bedroom two is similarly impressive, boasting an adjoining study and access onto the balcony. An ensuite could easily be created from the adjoining study as the original design allowed for a further ensuite facility. Bedroom three is served by the family shower room with a large walk-in shower. Stairs from the landing offer access to the second floor, where three further bedrooms and a bathroom lend themselves to use as a guest suite or second floor suite for older children requiring a little

more space. The bathroom, with shower over the bath enjoys three Velux roof lights with the central window being electronically controlled and sensed should it begin to rain. Velux windows to the two adjacent rooms are also electronically controlled. Great thought for ease of living has been put into the design of this house, features include a built in vacuum cleaner system, a remote controlled garage door and a burglar alarm system to both the house and garage. An airchange system has also been installed.



Situation

'Goldwater Springs' is a small community made up of similar style executive homes, tucked away from any 'hustle and bustle' and yet within a level walking distance of the thriving town centre. Located on a tree lined cycle path the property also enjoys easy cycling to both Stroud and Stonehouse (route 45). 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 a variety of independent schools in the area including The Acorn School in Nailsworth, Beadesert 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 the 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



A DECKED TERRACE
IDEAL FOR
ALFRESCO DINING



OUTSIDE
*Block Paved Driveway with
Electric Gates • Detached Double Garage
with Electric Door • Landscaped Gardens
Stream Side Setting
Total Plot Approximately 1/4 of an Acre*



Outside

The property sits almost centrally within its plot of approximately 1/4 of an acre. Approached via a privately owned road, electric gates open to a block paved driveway offering parking for several vehicles. A detached double garage with an insulated electric door and alarm system offers further parking, outside storage and an electric charging point. Gardens extend in the majority to three sides of the house, elevated above the Nailsworth stream, a lower terrace offers a pretty waterside setting to sit and enjoy the wildlife, whilst listening to the trickle of water. Enclosed by hedging and fencing, mature trees offering great interest and colour. A lawn wraps around the garage providing the perfect spot for children's play equipment, whilst a formal lawn and garden extend beyond the kitchen. A decked seating terrace adjoins the sitting room with a further paved terrace ideal for alfresco dining adjoining the kitchen.

Useful Information

Tenure: Freehold.

Postcode: GL6 0AH

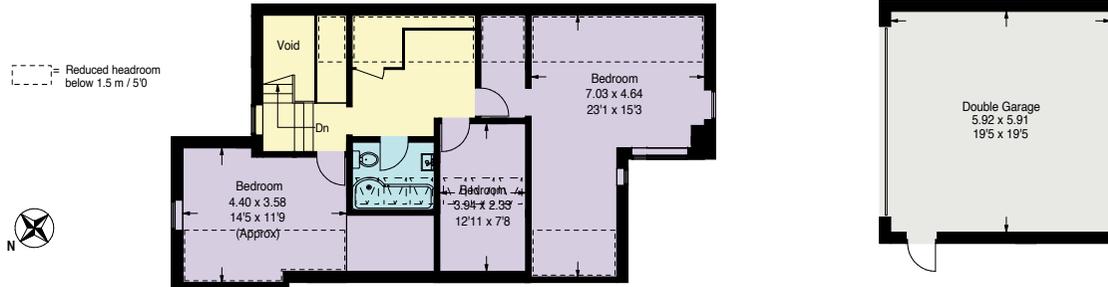
Viewing: Strictly by appointment through Whitaker Seager.

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.

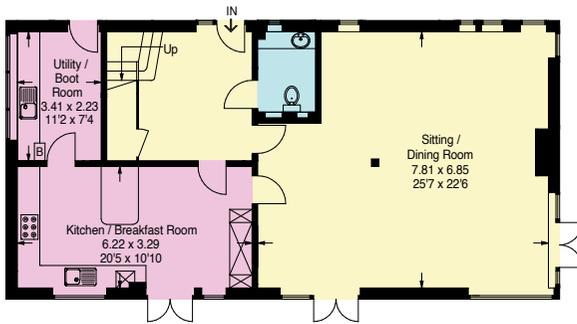
Goldwater Springs

Approximate Gross Internal Area (Excluding Void) = 262.4 sq m / 2824 sq ft
 Double Garage = 35 sq m / 377 sq ft
 Total = 297.4 sq m / 3201 sq ft

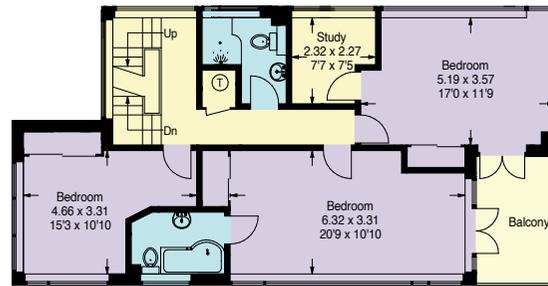


Second Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID811387)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

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.