

# THE TRIANGLE NAILSWORTH



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# THE TRIANGLE, FEWSTER ROAD, NAILSWORTH, STROUD, GL6 0DH

A DETACHED 3 BEDROOM HOME POSITIONED ON THE EDGE OF NAILSWORTH, ENJOYING ELEVATED VIEWS, A PRETTY GARDEN AND A DETACHED DOUBLE GARAGE.

## *The property*

Enjoying a fabulous location, positioned on the edge of Nailsworth town centre, lies this bright and well proportioned detached home. Elevated above the town, the property affords some pretty views across the neighbouring roof tops to the countryside beyond. Accommodation is positioned across two floors, the main entrance opens into an inner hallway, from here doors lead to the living accommodation and stairs rise to the first floor. The sitting room is well proportioned with double aspect windows and a feature fireplace offering a warming focal point to the room. This is further complimented by a second reception room, currently used as a formal dining room, yet offering a multitude of uses depending on your needs. This in turn leads through to a conservatory with tiled floor. The kitchen/breakfast room has been refitted by the current owners, grey shaker style cabinets provide storage and there is an integral oven, induction hob and dishwasher, A larder cupboard provides additional

storage. A utility area is located to one side of the kitchen, French doors open to a gravelled garden with planting, enjoying a north/easterly aspect this area of garden offers the perfect spot to enjoy a morning coffee. Three double bedrooms are positioned on the first floor with two of the rooms affording an outlook across the garden and beyond to surrounding countryside. The main bedroom is particularly noteworthy measuring 16'3x13'1. All three rooms are served by two shower rooms. The larger of the two providing a large walk in shower and plentiful built-in storage.





**Guide price**  
**£650,000**

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- *Hall*
  - *Sitting Room*
  - *Dining Room*
  - *Conservatory*
  - *Kitchen/Breakfast Room*
  - *Three Bedrooms*
  - *Two Shower Rooms*
  - *Detached Double Garage*
  - *Gardens & Views*
  - *Edge of Town Centre*
- 

**WITHIN EASY REACH...**  
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you need to in this space.*

## *Outside*

A gated tarmac driveway leads to a detached double garage, both of which provide parking for several vehicles. Gardens extend to two sides of the house. A gravelled garden planted with a variety of plants trees and shrubs extends beyond the kitchen and enjoys the morning sun. The main section of garden lies beyond the driveway and boasts a southerly aspect. Elevated views can be enjoyed from this area. Laid to gravel and providing various areas to sit, the garden is a riot of colour, planted with a selection of fruit trees, Acers, plants and shrubs, as well as a pretty pond. The garden enjoys great privacy.

## *Situation*

Nailsworth is a most sought after Cotswold market town offering a wide selection of shops, restaurants and facilities including the award-winning delicatessen, 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 approx. 4.5 miles away where more extensive educational, shopping and leisure facilities are available including Stroud High and Marling Grammar schools and the twice weekly Farmers market. 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.



Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft  
 Garage = 40.3 sq m / 434 sq ft  
 Total = 177.7 sq m / 1913 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID878656)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	68	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 0DH

**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. Council Tax Band F and EPC rating D

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.

