

1 ABBOTSWOOD COTTAGE NUTHILL

1 Abbotswood Cottage, Nuthill, Upton St Leonards, Gloucestershire, GL4 8EB

A SPACIOUS AND LIGHT FILLED FAMILY HOME, BEAUTIFULLY PRESENTED AND OFFERING 4 BEDROOMS, 2 RECEPTIONS, DETACHED ONE BED ANNEXE, GARAGING AND PARKING

Reception Hall, Open-plan Kitchen/Dining Room, Sitting Room, Home Office, Family Room, 4 Double Bedrooms, Principal with En-suite, Family Bathroom, Large Double Garage and Workshop with Self-contained One Bed Annexe over, Level Garden, Parking for Several Cars

GUIDE PRICE £850,000

DESCRIPTION

1 Abbotswood Cottages has been stylishly and thoughtfully renovated to create a light-filled and spacious family home. Careful thought has been put into creating living spaces which work equally well for entertaining with family and friends, as they do for everyday practical living. Attention to detail is evident throughout, with oak latch doors and unique metal fireplaces. The open-plan kitchen and dining room is at the heart of the home and offers a fabulous space to cook up a feast, with granite worktops providing ample preparation space and pale green units creating plenty of discreet storage. A utility leads off the kitchen, ideal for hiding laundry. The sitting room is a lovely room in which to relax and unwind and reclaimed parquet flooring adds a feeling of warmth and character. The sitting room overlooks open fields, with pretty views looking towards Coopers Hill. Double glass doors lead off the sitting room, to a cosy home office. A cloakroom with shower leads off the main reception hall, together with a second reception/family room, ideal as a snug or music room. Double doors open to a secluded patio, perfect for a morning coffee.

Four double bedrooms are located on the first floor, all with glorious views over the surrounding countryside. The principal bedroom has an en-suite shower room and there is also a family bathroom at this level. All of the bedrooms have been thoughtfully laid out to provide both comfort and practicality.

A red brick annexe with garage and workshop, is a superb addition to the property. The annexe has its own private parking and entrance and comprises a first floor open-plan kitchen/living area, together with a good-sized bedroom with en-suite and Juliet balcony. The double garage is accessed via electric doors and there is also a spacious workshop. The enclosed garden is largely to the side of the house and comprises level lawns and a choice of seating areas, ideal for alfresco dining in the warmer months. A large driveway provides parking for several cars.

DIRECTIONS

From our Painswick office, follow the A46 in the direction of Cheltenham. Leave the village and continue past The Royal William pub on your left and down Coopers Hill for circa one mile, where you will see a left hand turn into Nuthill, signposted Taena Pottery. Follow the road for circa half a mile and at the first sharp left hand bend, you will see the entrance to Abbotswood Cottages on the right hand side. Follow the track for circa 20 yards and the cottage is the first property on the right hand side.

LOCATION

1 Abbotswood Cottages sits in a wonderful location, surrounded by open countryside, yet still within easy reach of Cheltenham, Stroud and Gloucester. The property benefits from views as far reaching as Wales and the Black Mountains, on a clear day, with lovely walks in the surrounding area. The house is well placed for good schools, with the popular Coopers Edge Primary School within walking distance and Upton St Leonards Primary School also within easy reach. There is also an excellent choice of state and private schools in nearby Cheltenham, Stroud and Gloucester, including several sought after grammar schools.

Located roughly equi-distance between Stroud and Cheltenham, the property has easy access to a host of leisure and shopping facilities. Cheltenham is well known for its annual music and literature festivals, as well as its National Hunt racecourse and Stroud has a strong arts and cafe culture, with an award winning Saturday Farmers Market.

The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.

TENURE

Freehold

EPC

EER: Current 50 / Potential 71

SERVICES

Water and Electricity are connected to the property. Oil fired central heating, Septic tank drainage. Stroud District Council Tax Band E - £2,667.96. Ofcom Checker: Broadband 20 Mbps Standard 1000 Mbps Ultrafast, Mobile Networks EE, O2, Vodafone, Three

VIEWING

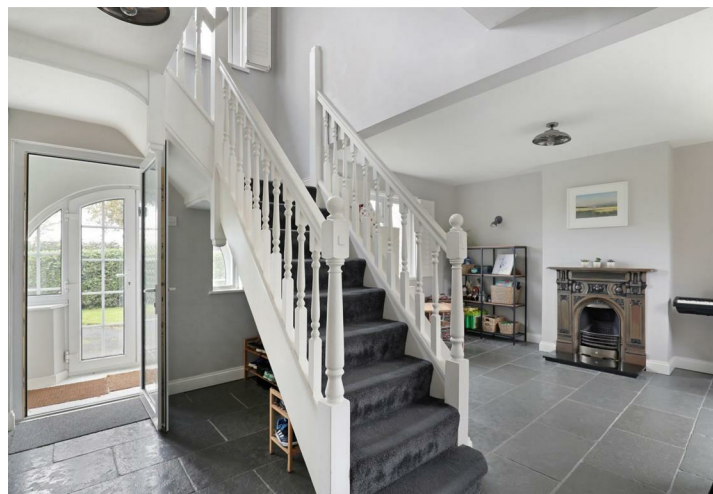
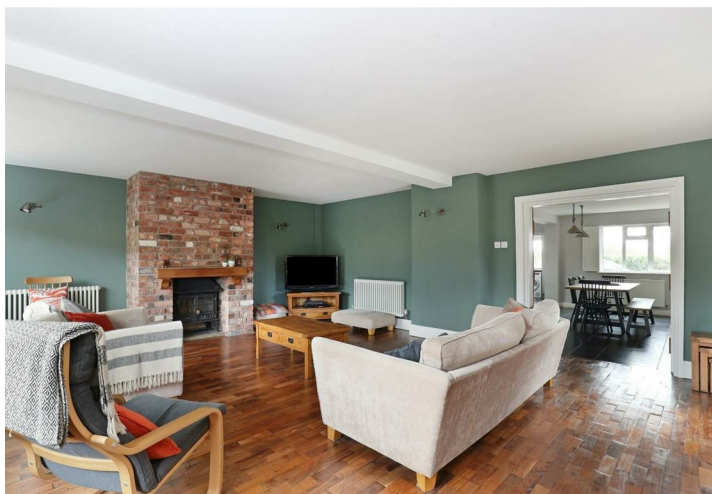
By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



1 Abbotswood Cottages, Nuthill, Upton St Leonards, Gloucestershire

Approximate IPMS2 Floor Area

House 187 sq metres / 2012 sq feet
Annexe / Garage 115 sq metres / 1238 sq feet

Total 302 sq metres / 3250 sq feet
(Includes Limited Use Area 2 sq metres / 21 sq feet)

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07890 327 241

Job No SP3605

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

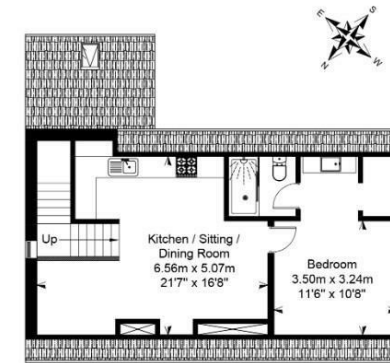
IPMS = International Property Measurement Standard

Outbuildings

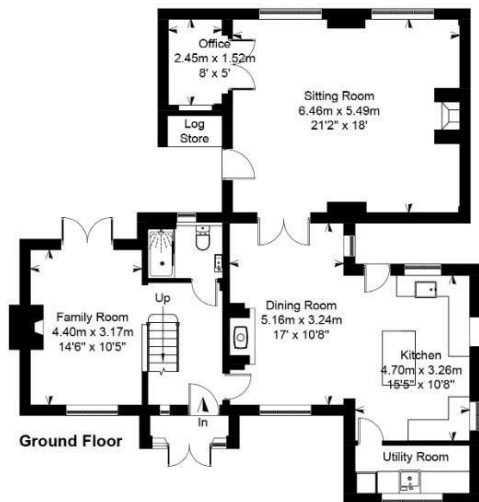
Not Shown In Actual Location Or Orientation



**Annexe / Garage
Ground Floor**



**Annexe / Garage
First Floor**



Ground Floor



First Floor



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