

5 VICARAGE GARDENS  
NAILSWORTH



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NAILSWORTH  
GL6 0QS

A beautifully appointed modern 5 bedroom detached family home in a quiet location in the popular town of Nailsworth moments from all the local amenities.

**BEDROOMS: 5**

**BATHROOMS: 3**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £1,050,000**

## FEATURES

- Detached Family Home
- 5 Double Bedrooms
- Triple Aspect Sitting Room with Wood Burner
- Large Open Plan Kitchen/Dining Room
- 3 Bathrooms
- Double Garage
- Level Lawned Gardens
- Immaculately Presented
- Flexible Living Space
- Close to all Nailsworth Amenities



## DESCRIPTION

5 Vicarage Gardens is a contemporary family home built in 2016 as part of a small private development of five detached properties within the grounds of The Old Vicarage. This property offers spacious and flexible accommodation arranged over three floors flooded with natural light.

Entering the property on the ground floor an unexpectedly large central reception hall gives the initial impression of the space this home offers. A guest bedroom with en-suite shower in addition to a useful utility room are located on one side of the hall. This configuration could easily be used as an annexe or home office space. Access to the integral double garage is to the other side of the hallway.

An oak staircase leads to the first floor and the main reception and entertaining spaces. The 20ft triple aspect sitting room with attractive stone fireplace and wood burning stove has double French doors leading directly to a decked area and the garden. The equally spacious kitchen/dining room at the rear of the property also benefits from direct access to the same outdoor space which allows these two areas of the home to create a lovely sense of flow accommodating wonderful entertaining.

There are also two bedrooms on this floor to the front of the property, one with built-in storage and an en-suite shower room and a further guest WC.

The largest bedroom with pretty Juliette balcony overlooking the garden is on the second floor adjacent to a separate bathroom and further double bedroom. This floor could easily be adapted to create a principal bedroom suite with dressing and sitting room.

The rear private and enclosed garden is mainly laid to lawn with two decked areas for seating ideal for alfresco entertaining. To the front, off-street parking for several cars is available in front of the garage.





## DIRECTIONS

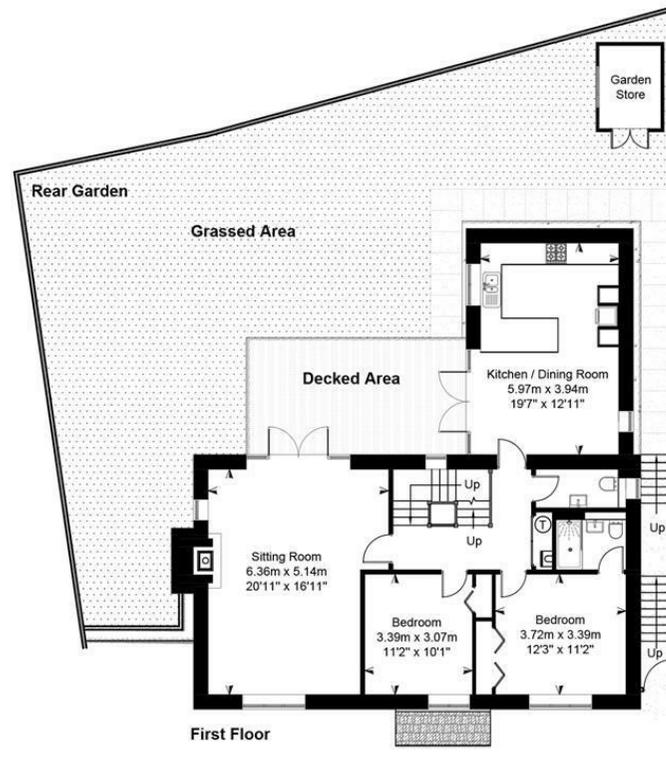
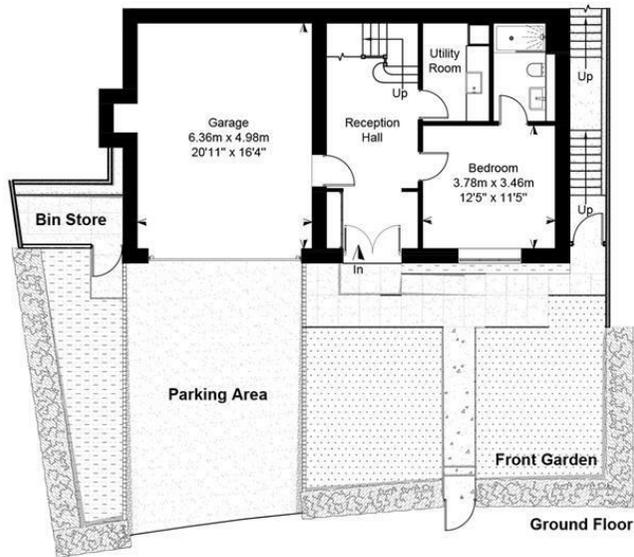
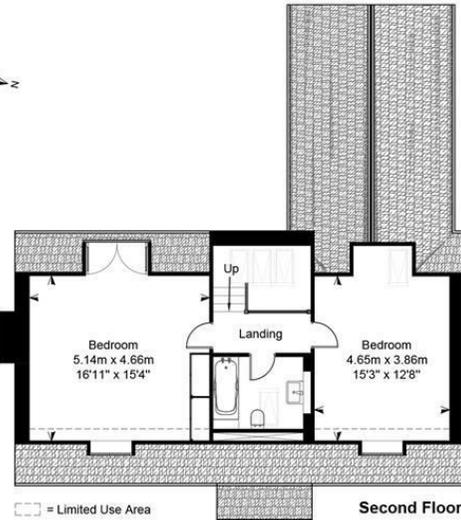
From our Minchinhampton office head along West End, leading into Windmill Road towards Minchinhampton Common. At the junction, turn left and head down the hill towards Nailsworth. At the roundabout at the bottom of the hill (just after Morrisons on your left), turn left and then almost immediately left again. Vicarage Gardens is the second road on your right and number 5 can be found on your right.

## LOCATION

Vicarage Gardens is within a five minute walk of the vibrant market town of Nailsworth, and within easy reach of beautiful open countryside. The market towns of Stroud, Tetbury and Minchinhampton are all just a short drive away, offering a host of neighbouring Cotswold market towns to visit.

Nailsworth is a buzzing market town with numerous independent retailers, restaurants and cafes. There is also a Morrisons supermarket and a popular delicatessen, William's Kitchen. Stroud is circa ten minutes drive and has several major supermarkets, including a Waitrose, as well as an award winning Saturday Farmers' Market. One of the key draws to the area is the excellent choice of schools, in both the state and private sector. There are sought after grammar schools in Stroud, Gloucester and Cheltenham and in the private sector, Beaudersert Park School is only a five minute drive and Westonbirt School in Tetbury and Wycliffe in Stroud, are both easily accessible. There is also an excellent choice of schools in Cheltenham. The surrounding countryside offers a lovely source of walks with good pubs to explore and there are three challenging golf courses in nearby Minchinhampton. Minchinhampton has a fabulous common, providing access to 100s of acres of glorious National Trust land and well-known for the cattle and horses that freely graze. The Old Vicarage is well located for transport links with both the M5 and M4 easily accessible and trains into London Paddington from either Stroud or Kemble station.





**5 Vicarage Gardens, Nailsworth, Stroud, Gloucestershire**

House	Approximate IPMS2 Floor Area
Garage	204 sq metres / 2196 sq feet
Garden Store	32 sq metres / 344 sq feet
	4 sq metres / 43 sq feet
<b>Total</b>	<b>240 sq metres / 2583 sq feet</b>
(Includes Limited Use Area)	4 sq metres / 43 sq feet

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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

**MURRAYS**  
SALES & LETTINGS

**Stroud**  
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01452 814655  
painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

**Minchinhampton**  
01453 886334  
minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

**Mayfair**  
0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

**TENURE**  
Freehold  
**EPC**  
B

**SERVICES**  
All mains services are believed to be connected to the property. Gas Central Heating, Stroud District Council Tax Band G - £4,117.36. Ofcom Checker: Broadband - standard 16 Mbps ultrafast 1800 Mbps, Mobile Networks - all likely

**SUBJECT TO CONTRACT**

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For more information or to book a viewing please call our Minchinhampton office on 01453 886334