

SOUTHBANK HOUSE
WOOD END LANE
NAILSWORTH

**SOUTHBANK HOUSE
WOOD END LANE
NAILSWORTH
GL6 0RH**

A stunning architecturally designed 4 bedroom home with exceptional internal and external living and entertaining spaces taking full advantage of the breath-taking views.

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £795,000

FEATURES

- Incredible Views
- Open Plan Kitchen/Dining Room
- Several Entertaining Terraces
- Recently Renovated and Modernised
- Architecturally Designed
- Sought After Location
- Close to the popular market town of Nailsworth
- Two Private Off-Street Parking Spaces
- Offered Chain Free



DESCRIPTION

Southbank House is a recently modernised 4 bedroom family home to exacting architectural standards. Approached via a quiet no-through lane, the front driveway offers two private off-road parking spaces. A true hidden gem, very little is given away at the front door of what lies beyond. An entrance hallway with guest WC off, leads directly through to the large L-shaped kitchen and dining rooms.

A central island divides these spaces intelligently whilst still offering the modern open-plan living and entertaining space. The bespoke fitted kitchen provides plenty of storage and preparation areas with a cosy snug/office area at one end and a vaulted and exposed natural stone utility room to the other. There is a step down to the spacious dining area with full width sliding doors out to the main terrace at the front of the property. This fabulous south-facing entertaining area takes full advantage of the spectacular valley views. In addition there is a separate 25ft more formal sitting room with wood burning stove, also with direct access to the front terrace.

On the first floor there are three good sized double bedrooms with the principal having a dressing area and en-suite WC. Located to the front of the house this, along with the second double room, take full advantage of the views. The third double bedroom has the benefit of direct access to it's own private roof terrace which is also south facing. There is an additional fourth bedroom/study, a family bathroom and separate shower room.

From the hallway at the rear of the first floor there is access to the



garden and further terraces. This outside space has been cleverly landscaped and tiered with steps giving access to three different levels, providing even further sitting and entertaining spaces with panoramic views.





DIRECTIONS

From the centre of Nailsworth proceed along Old Market and at the Britannia Inn, bear right into Newmarket Road and continue up the valley for approximately 1 mile. After The George Pub, where the road divides, take the right hand fork into Higher Newmarket Road. On your first visit it is advisable to park on the road opposite Sunny View, walking up the right hand fork in front of you with Southbank House the 2nd house on the right.

LOCATION

Southbank House is located in an enviable elevated position overlooking the Newmarket Valley. The setting is quiet and peaceful, positioned on a no through lane - a tranquil retreat.

The centre of Nailsworth is circa a mile down the valley, with an excellent choice of independent retailers including the renowned Williams' Delicatessen and Hobbs Bakery. The town has excellent facilities, making it a popular location to live. There is easy and convenient access to both the M4 and M5 Motorways, as well as being within two hours from London and within commuting distance of Bristol & Bath. There are good rail links from Stroud, as well as Cam and Dursley.

Newmarket is very much its own little community within Nailsworth, tucked away up the valley within glorious countryside with The George Pub as its focal point.

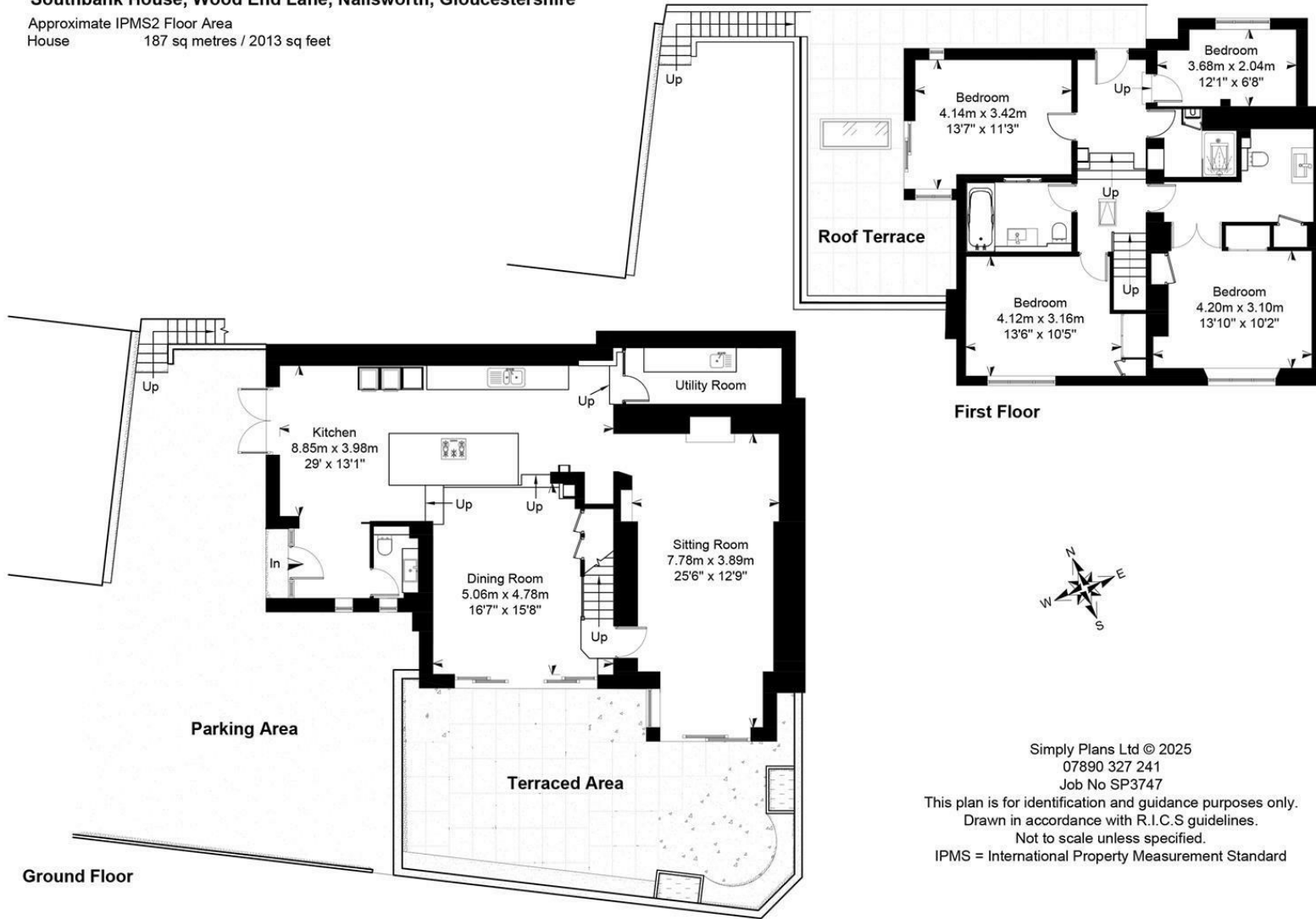
One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within easy reach; other nearby schools in the private sector include Westonbirt in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.



Southbank House, Wood End Lane, Nailsworth, Gloucestershire

Approximate IPMS2 Floor Area

House 187 sq metres / 2013 sq feet



SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

MURRAYS
SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

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

C

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band D, £2,470.41. Ofcom Checker: Broadband - Standard 15 Mbps, Ultrafast 1000 Mbps. Mobile - all likely.

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