

4 EAST VIEW COURT
NAILSWORTH



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NYMPSFIELD ROAD
FOREST GREEN
NAILSWORTH, GL6 0EL

A modern and meticulously presented detached family home in an elevated position above the popular Cotswold market town of Nailsworth

BEDROOMS: 5

BATHROOMS: 3

RECEPTION ROOMS: 2

GUIDE PRICE £625,000

FEATURES

- Detached Family Home
- Private Enclosed Garden
- Spacious Accommodation
- Over 2000 sq.ft
- 22ft Sitting Room
- Open Plan Kitchen/Diner
- Detached Garage
- Plenty of Off-Street Parking
- Walking Distance from Nailsworth and Local Amenities
- Offered Chain Free



DESCRIPTION

Built in 2010 as part of an exclusive development of just four properties, this executive home offers spacious and thoughtfully arranged accommodation across three floors. Constructed to a high specification by a reputable local builder, the property features quality fittings throughout and is immaculately presented.

The well-proportioned layout includes a bright central hallway off which are the the spacious and dual aspect 22ft sitting room with French doors leading out to the garden, and the generous and well appointed kitchen/dining room with a separate adjacent utility room with a useful side door. These two rooms connect seamlessly thanks to large double doors which when open create a wonderful open-plan entertaining space. There is also a guest WC and a versatile study or snug which complete the ground floor. Underfloor heating enhances comfort on this level, and the house is well insulated, making it energy efficient.

On the first floor is the principal bedroom with an en-suite shower room, two further double bedrooms with built-in wardrobes, and a family bathroom. The second floor provides two additional well-sized bedrooms and a shower room, offering an ideal and private space for either teenagers or guests.



Approached via a private driveway the house benefits from ample parking as well as a detached single garage with power, lighting, and eaves storage. A covered area with its own gate, beside the garage provides practical storage for bicycles and the like.

The gardens are to the rear and have been thoughtfully landscaped, featuring a raised stone patio area and well-stocked flower beds. Designed for ease of maintenance, the garden offers a high degree of privacy and is perfect for those seeking a manageable outdoor space. To the front, a terraced and fully planted area enhances privacy and kerb appeal.





DIRECTIONS

On entering the centre of Nailsworth by 'Williams Kitchen', turn up Spring Hill and continue into Nympsfield Road for approximately half a mile. The entrance to East View Court will be on your right hand side, with No.4 at the end of the private driveway.

LOCATION

Nailsworth is a thriving market town with a fabulous community spirit, located in the south-west of the Cotswolds with good road and rail links. It is easily accessible to London (under 2 hours by car), or circa 90 minutes by rail from nearby Stroud Station.

Nailsworth lacks for nothing and has many independent retailers including an outstanding delicatessen (William's) with fresh fish counter, an award winning bakery (Hobbs House) and wine merchant, as well as a national supermarket and other food outlets. There is also a wide choice of places to eat out including several excellent restaurants. Nailsworth is also home to Forest Green Rovers Football Club.

There are a number of sought after schools within easy reach, including a number of excellent grammar schools. In addition, many of the Gloucester and Cheltenham schools run transport for students from Nailsworth.

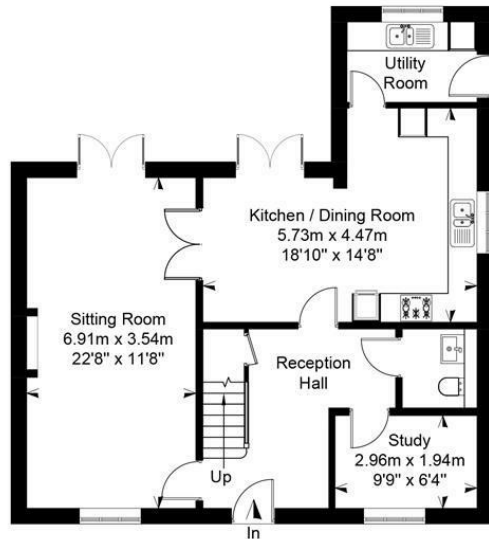
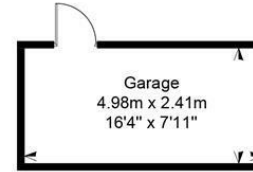
The surrounding countryside is unspoilt with great walks and popular cycle tracks.

Nearby Stroud has an award winning Saturday Farmers Market and there are plenty of local sports clubs and several challenging golf courses nearby.

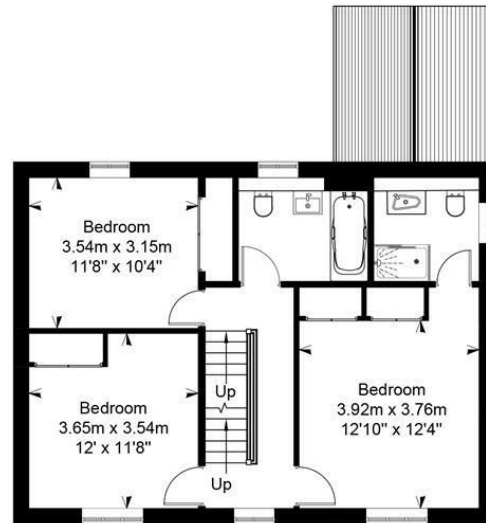


4 East View Court, Nympsfield Road, Nailsworth, Stroud, Gloucestershire

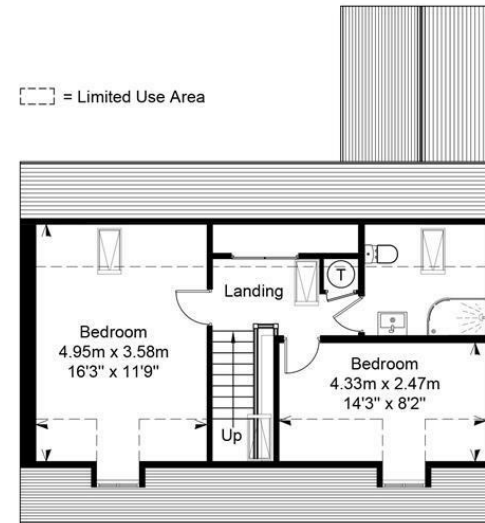
Approximate IPMS2 Floor Area
 House 187 sq metres / 2013 sq feet
 Garage 12 sq metres / 129 sq feet
 Total 199 sq metres / 2142 sq feet
 (Includes Limited Use Area 18 sq metres / 194 sq feet)



Ground Floor



First Floor



Second Floor

--- = Limited Use Area

Outbuildings
 Not Shown In Actual Location Or Orientation

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 07890 327 241
 Job No SP4001
 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

SUBJECT TO CONTRACT

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TENURE
 Freehold
EPC
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SERVICES
 All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F, £3,568.38. Ofcom Checker: Broadband - Standard 16 Mbps, Ultrafast 2000 Mbps. Mobile - Indoor: EE & Three, others limited, Outdoor: all likely.

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