



Southbank House, Wood End Lane, Newmarket, Nailsworth, GL6 0RH
£795,000



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Tucked away at the end of a peaceful no through lane in the highly sought after hamlet of Newmarket, this beautifully presented semi detached home enjoys breathtaking southerly views across the valley. Designed and extended by the current owner, this exceptional property offers four bedrooms, terraced gardens and parking for two vehicles, blending period charm with striking contemporary design

ENTRANCE HALL, CLOAKROOM, KITCHEN, DINING ROOM, UTILITY ROOM, 25' SITTING ROOM, PRINCIPAL BEDROOM WITH PRIVATE ROOF TERRACE, GUEST SUITE WITH ADJOINING CLOAKROOM, TWO FURTHER BEDROOMS, BATHROOM, SHOWER ROOM, GARDEN AND PARKING

Viewing by appointment only

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Description

Southbank House has been comprehensively enhanced and finished to an exacting standard throughout, with character features sitting effortlessly alongside chic modern fittings to create a home of warmth and sophistication. The setting is idyllic, with countryside walks on the doorstep, a popular local pub within easy walking distance and Nailsworth town centre readily accessible on foot. A welcoming entrance hall with stone flooring sets the tone and provides access to a ground floor cloakroom. The heart of the home is the impressive open plan kitchen and dining room, designed as a superb space for both everyday living and entertaining. The freestanding kitchen features sleek Cesar units from this renowned Italian manufacturer, complemented by a central island and French doors opening onto a charming side courtyard. Leading off the kitchen, a feature archway and double doors open into the utility room, which benefits from a vaulted ceiling and provides valuable additional storage and workspace. Steps lead down to the dining area, where oak flooring and bi-fold doors open onto a private, south facing terrace. A connecting door leads through to the sitting room, an inviting space with a stone fireplace and log burning stove, also enjoying access to the terrace and creating excellent indoor outdoor flow. On the first floor, the accommodation continues to impress. A delightful guest bedroom at the front of the house enjoys far reaching valley views and benefits from an adjoining cloakroom, while bedroom two is also positioned to the front, enjoying a similar outlook. The principal bedroom is a standout feature, enjoying direct access to its own private roof terrace, the perfect vantage point for morning coffee or evening drink while absorbing the panoramic countryside scenery. Completing the accommodation is a further bedroom/study, family bathroom and shower room.

Outside

The property is approached via a shared driveway with the neighbouring cottage, with Southbank House benefiting from two allocated parking spaces. To the front of the house is a lovely, private terrace accessed directly from both the dining and sitting rooms, ideal for al fresco dining and entertaining. The gardens are arranged over a series of thoughtfully designed terraces, with level seating areas positioned to make the most of the exceptional southerly views. Planted in a charming cottage garden style, the garden features herbs, climbing roses, honeysuckle and clematis, with an abundance of flowers throughout the seasons. The result is a beautifully stylish and tranquil outdoor space that perfectly complements the house. Southbank House offers a rare opportunity to acquire a thoughtfully designed and beautifully finished home in a truly special location.

Location

The popular hamlet of Newmarket is in a sheltered valley within easy walking distance of both woodland walks and the centre of Nailsworth just over half a mile away which is the home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets (one with a post office), doctors' surgery, dentist, optician, pharmacy, a regular farmers' market and a 'green' football club. Just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office, turn left and then left again into Old Market. Continue past the bus station and take the right hand road beside the Britannia pub, signposted Newmarket. Proceed into the hamlet of Newmarket, passing The George Inn public house on the right hand side. Just beyond this, turn right and continue until Wood End Lane is directly ahead. Southbank Bank is located up the lane on the right hand side. For viewing purposes, we recommend parking below Wood End Lane, where we will meet you.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 may be limited inside the house. These results are predictions and not a guarantee.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



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Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft

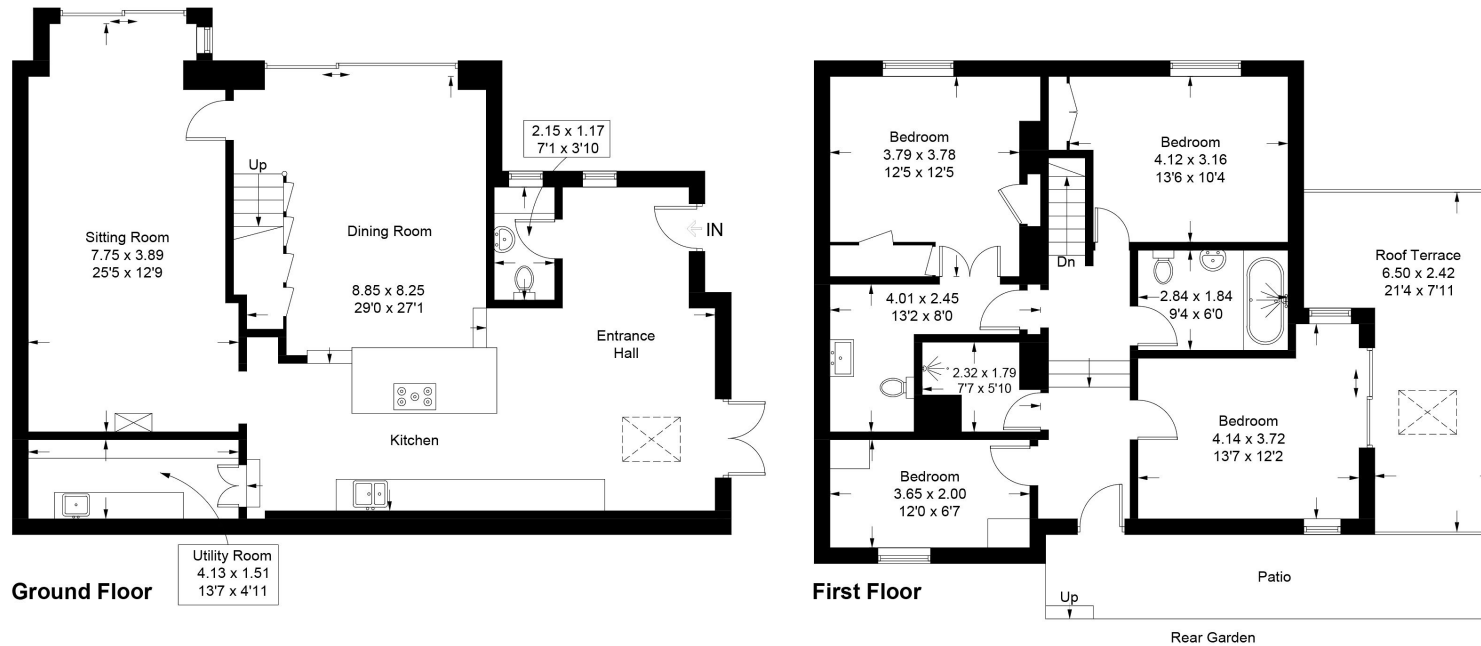


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271879)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		84
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.