



Woolstone House, Dark Lane, Nailsworth, Gloucestershire, , GL6 0DR





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An exceptional newly built detached home in a private elevated setting above Nailsworth, offering over 2300 sq.ft. of premium living space, featuring four double bedrooms, four luxurious bath/shower rooms and a stunning 31' x 30' open plan kitchen/dining/living area with twin bi-fold doors opening onto a beautiful terrace, all enjoying lovely views across the garden into the valley beyond.

ENTRANCE HALL, STATEMENT 31' X 30' KITCHEN/FAMILY ROOM WITH TWO SETS OF BI FOLD DOORS THAT OPEN ONTO THE GARDEN, SEPARATE RECEPTION ROOM, STUDY, GROUND FLOOR SHOWER ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM AND BALCONY, GUEST BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER DOUBLE BEDROOMS, PARKING AND LANDSCAPED GARDENS WITH A LOVELY OUTLOOK OVER THE NEWMARKET VALLEY

Viewing by appointment only

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## Description

Peter Joy estate agents are excited to offer you Woolstone House, one of two stunning, newly built statement properties in a superb location above Nailsworth. You can walk down to the shops and amenities of our lovely town easily from here, and join the thriving, friendly community, but the property is also private, and set just off a country lane away from main road traffic. This energy efficient property is nearing completion and will offer the perfect mix of country living and modern convenience, with high levels of insulation, an air source heat pump, solar panels and carefully planned living space designed with modern living in mind.

You enter on the first floor and walk into a welcoming entrance hall. An oak staircase leads down to the living area. Here, you'll find a first class open plan 31' x 30' living space, with kitchen, dining and sitting room areas. The kitchen area, with contemporary cabinets, integrated appliances, has bi-fold doors that open onto the rear garden. The sitting room space has another set of bi-fold doors, bringing that super view in and connecting the inside with the outside perfectly. There's a separate reception room on this floor too, ideal as a TV room or play room, and a utility room, study/bedroom and shower room. Back on the first floor you'll find a brilliant principal bedroom with en suite shower room and glazed gable with doors that lead out to a balcony, guest bedroom with en suite shower room, family bathroom and two further bedrooms. All of these rooms are light and spacious, and the view from the rooms at the rear is really very special. The property has been designed with energy efficiency in mind, with an excellent EPC rating. High quality fittings have been used everywhere, and they have been fitted to an exacting standard, complementing the up to the minute design. A beautifully realized house, and an absolute must for your viewing list.

## Outside

The landscaping of the external space is currently being completed. A drive, shared with the two neighbouring houses, leads down from Dark Lane. The property will benefit from parking for several cars and a landscaped garden at the rear that will make the very most of the outlook over the valley and the sunny aspect. A good paved terrace will be directly behind the house, with plenty of space for a table and chair set – the perfect place to entertain or relax with the view. Steps then lead down to the lower garden, which will be laid to lawn. This slopes away from the house to the lower boundary.

## Location

The property is situated off Dark Lane, a popular address above Nailsworth town. Nailsworth is 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 now 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, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet 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

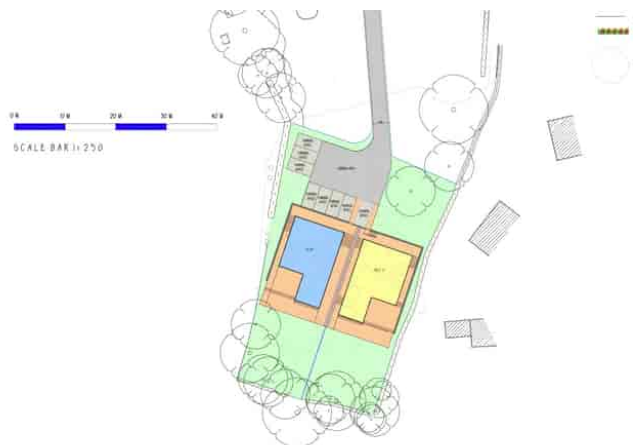
From our office proceed down the hill to the roundabout. Take the first exit and continue up Spring Hill, passing the turning for Nailsworth Centre (Old Market). Pass the turnings for Fewster Road and Churchill Road on the left and continue. Take the next sharp left turn into Burma Road and Continue. Take the next left into Dark Lane and drop down the hill. The property is then found a little way down the lane, on the right, set down a driveway past the property called Windsmeet.

## Property information

The property is freehold. Mains electricity and water are connected to the property, with air source heat pump and solar panels. Private drainage system, shared with the neighboring plot. The council tax band is TBC. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks. AGENTS NOTE - The property is nearing completion, and the images supplied are CGI renders of the living spaces.

## Local Authority

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



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Approximate Gross Internal Area = 220.5 sq m / 2373 sq ft

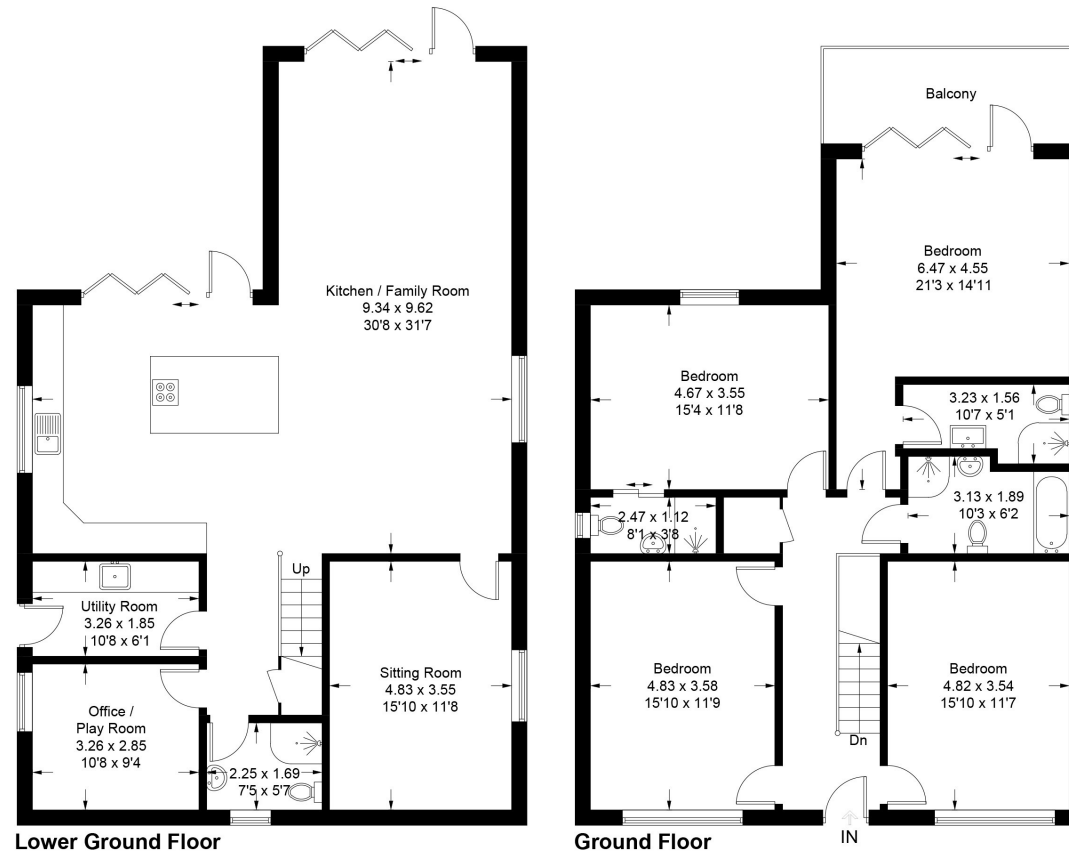


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239665)

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.