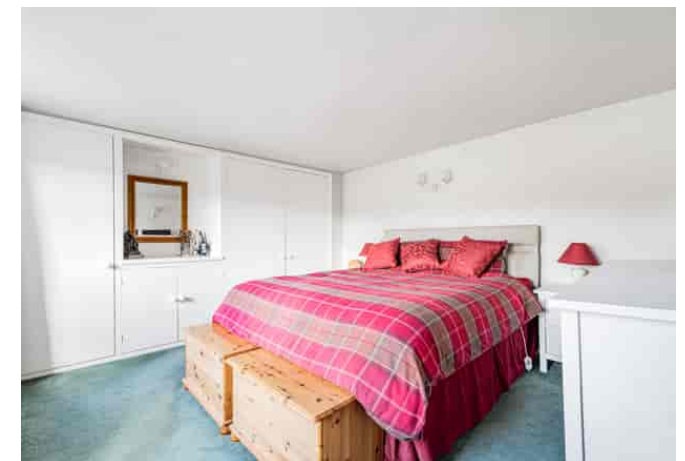




Dauncey Laurels, Watledge, Nailsworth, Gloucestershire, GL6 0AR
£875,000

PETER JOY
Sales & Lettings



Dauncey Laurels, Watledge, Nailsworth, Gloucestershire, GL6 0AR

A beautifully presented detached Grade II listed Cotswold stone cottage, set within attractive south facing gardens just a short walk from Nailsworth town centre. Formerly two weavers cottages, the property offers versatile four bedroom accommodation with generous living space, combining character features with modern comforts in a highly sought after location

ENTRANCE PORCH, DINING ROOM, SITTING ROOM, KITCHEN, UTILITY ROOM, WC, FOUR BEDROOMS, TWO BATHROOMS, GARDEN AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

This charming detached period home offers beautifully presented and characterful accommodation arranged over three floors, combining a wealth of original features with practical living space. Enjoying a lovely setting with attractive gardens, the property has a warm and inviting feel throughout. The property is entered via an attractive tiled entrance porch, which leads directly into the dining room where there is useful storage beneath the stairs, providing ample space for coats and boots. The main reception room is a wonderfully cosy yet spacious sitting room, centred around an impressive stone fireplace with open fire. Exposed beams and stonework add warmth and character, while two sets of windows allow excellent natural light to fill the room, a feature enjoyed throughout the house. The dining room is an inviting and sociable room, featuring a window seat and further enhanced by a fireplace with wood burning stove, making it well suited to both everyday use and more formal occasions. From here, there is access through to the kitchen. The kitchen is fitted with a range of units and incorporates built-in appliances including an oven, hob and dishwasher, providing a practical and functional space. Beyond the kitchen, the utility room offers excellent additional storage and space for appliances, with plumbing for a washing machine and direct access to the garden. A secondary entrance from outside leads directly into the utility room, a door that is commonly used as the main day to day access into the house.

On the first floor, the principal bedroom is particularly impressive in size and features fitted wardrobes and cupboards, along with two sets of windows. Also on this floor is a further well proportioned bedroom, again a good size and currently used as a double bedroom and home office. A bathroom is also located on this floor. The second floor provides two further bedrooms. One is a spacious and light room, with a fitted wardrobe, additional cupboards and an inset sink. The other bedroom is accessed via a small inner hall area, which incorporates a hanging rail and useful storage, and leads through to both the bedroom and a bathroom with bath and shower over, creating a tucked away and versatile private suite ideal for guests or independent use.

Outside

The property is approached via a gravelled parking area providing off road parking, with a useful wood store. From here, a charming stone gateway with an arched timber gate opens into the garden, creating an inviting first impression. Immediately to the front of the cottage, a generous gravelled terrace provides an ideal spot for seating, enjoying a pleasant outlook across the gardens. This area is beautifully framed by well stocked borders and climbing planting, including a mature grapevine that adds to the character of the setting, while also offering a good degree of privacy. Steps lead down to a paved terrace, perfectly suited for outdoor dining and entertaining, positioned to make the most of the sunny aspect and views across the garden. The gardens continue beyond in a series of gently terraced levels, combining areas of lawn with established planting, shrubs and seasonal flowers, creating colour and interest throughout the year. An apple tree and cherry tree are set within the garden, further enhancing its charm. At the lower level, a further paved area sits alongside a pond and surrounding planting, forming an attractive focal point and adding to the overall sense of depth and interest.

Location

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 Nailsworth office turn left, and at the mini roundabout take the third exit, proceed past Hobbs House Bakery and Morrisons Supermarket. Go over a cattle grid and turn left here for Watledge. Continue, and the house can be found a short distance along on the left hand side.

Property information

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

Local Authority

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



Approximate Gross Internal Area 1587 sq ft - 148 sq m

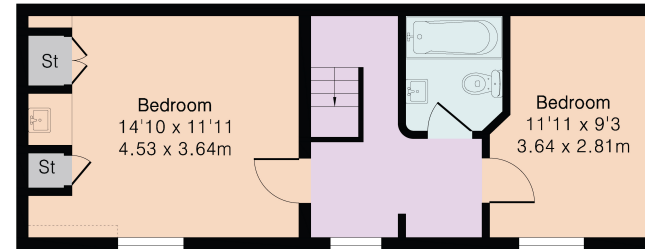
Ground Floor Area 731 sq ft – 68 sq m

First Floor Area 436 sq ft – 41 sq m

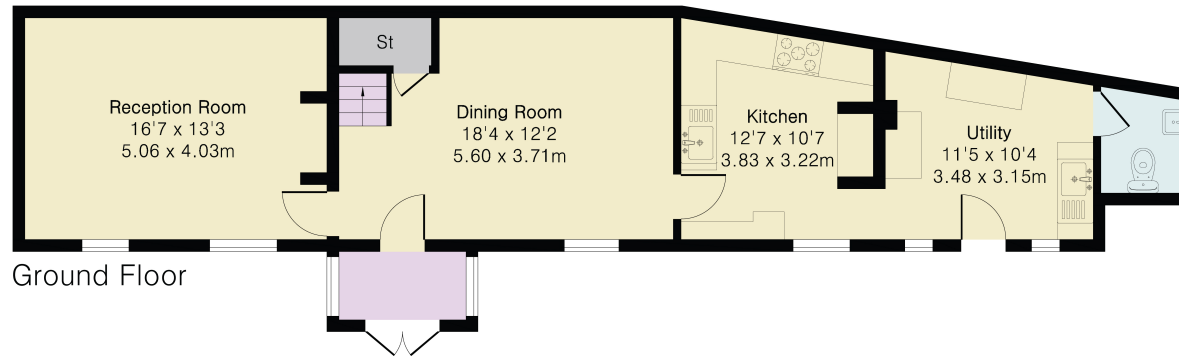
Second Floor Area 420 sq ft – 39 sq m



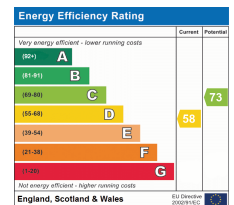
First Floor



Second Floor



Ground Floor



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.