

## Newt Lodge, Windsoredge Lane, Nailsworth, Gloucestershire, GL6 ONP



New build single storey • Three bedrooms • Far reaching valley views • Quality finishes •  
Enclosed garden • Decked patio area • Plenty of parking • Sought after location • EPC TBC

# Newt Lodge, Windsoredge Lane, Nailsworth, Gloucestershire, GL6 ONP

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Tucked away in a sought-after location stands this single-storey new build residence offering flexible living accommodation along with parking, a garden and far-reaching countryside views.

On entering there is an entrance porch ideal for coats and boots.

Following through the kitchen/dining/living room is of a lovely size and enjoys far-reaching views looking out, and is beautifully presented in a contemporary style benefitting from plenty of built-in units and a breakfast bar. Sliding doors lead out to a lovely decked patio area from where to sit, relax and take in the far-reaching countryside views.

Leading through there are three good size bedrooms the master enjoying its own en-suite shower room.

The family bathroom is of a generous style and is beautifully presented in a contemporary style.

To the outside there is plenty of parking on a gravelled driveway. To the rear there is a lovely decked patio area and a level lawned garden from where to sit, relax and take in the far-reaching countryside views.

## Amenities

Once christened "The Undiscovered Cotswolds", Nailsworth is a growing historic market town that has become increasingly popular in recent years. Famous as the location for the highly regarded 'Williams Food Hall' delicatessen as well as offering free parking, the town also features a wide range of shops from well-known high street names to cafes and unique independent shops. A local centre for the arts with an annual arts festival, the town is well known for its fine restaurants and friendly local pubs as well as its famous football club Forest Green Rovers. Nestled in a wooded valley, the surrounding flat topped rolling hills offer

boundless country walks. Local amenities include highly regarded private schools Beaudesert and Wycliffe College; good public sector schools and sought after girls and boys grammar schools. Other local amenities include a Post Office, doctors, dentists, golf courses, riding stables, polo clubs and a library.

Nailsworth has convenient road links to all main cities, towns and rail links in the area including Stroud's mainline train station that is approximately 5 miles away and offers an 80 minute (approx.) rail journey to Paddington. Less than 7 miles away is the larger market town of Tetbury well known for its antique shops and hotels plus its close proximity to the world famous Westonbirt Arboretum.

## Directions

From our offices in Nailsworth take the first exit from the roundabout up Spring Hill. Turn right into Northfields Road after about 1/4 mile. Follow this road for 1/2 mile and take a left hand turning into Windsoredge Lane. Drive past the turning on the right into Church Lane and then take the next left past the garages where the property can be found a short distance along on the left hand side.

## Services & Tenure

The Tenure is Freehold. Mains electricity, gas, water and drainage are connected.

## Local Authority

Stroud District Council.

Council Tax Band ~ TBC

## Our reference

STRVAL/SM/KW/03052023

## We'd love to hear from you

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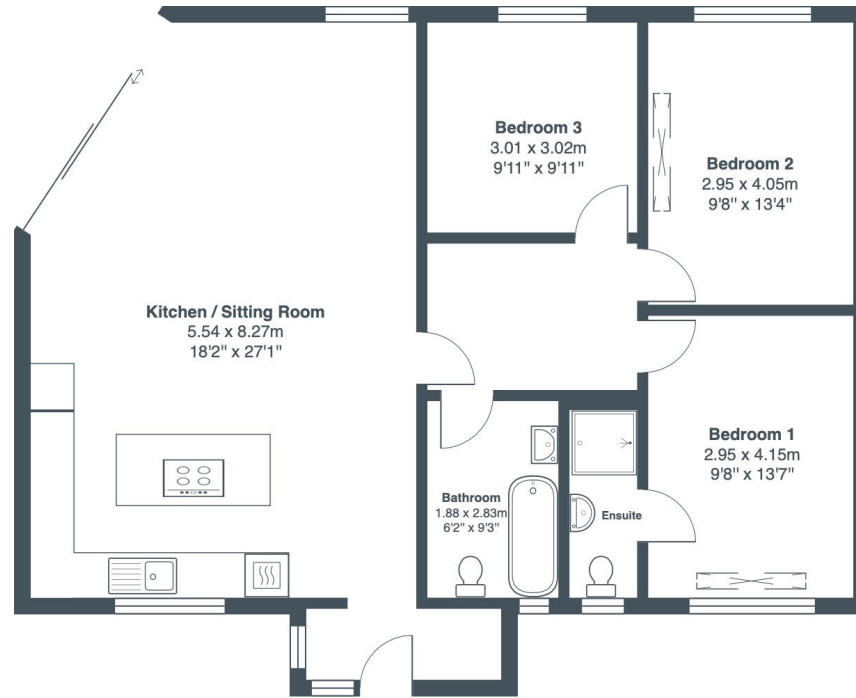












Total Area: 97.9 m<sup>2</sup> ... 1054 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**PerryBishop**  
PROPERTY MADE PERSONAL

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Gloucestershire • Oxfordshire • Wiltshire

