37
BEECHWOOD CLOSE

WHITAKER SEAGER

37, BEECHWOOD CLOSE, NAILSWORTH, GL6 0BG

A WELL PRESENTED FOUR BEDROOM DETACHED HOME ENJOYING OPEN-PLAN LIVING, HOME OFFICE POD, PARKING AND GARAGE.

The property

Having been thoughtfully upgraded and improved by the current owners, this detached four-bedroom home now offers stylish, contemporary open-plan living. Enhancements include a refitted kitchen, flexible living spaces, an enclosed rear garden with a garden office/gym pod, as well as private driveway parking with dedicated EV charger and a garage.

Built by Redrow Homes in the late 2000s, the property is tucked away at the end of a cul-de-sac and enjoys an elevated position above the popular market town of Nailsworth. It is also within walking distance of the Church of England Junior School, rated 'Good' by Ofsted.

The front door opens into a welcoming entrance hall with stairs rising to the first floor, a useful cloakroom, built-in storage cupboard, and access to both the kitchen/dining room and a further doorway into the sitting room.

The front-facing sitting room can be opened into the kitchen/dining room to create an impressive L-shaped living space, or closed off via attractive wood and glass folding doors, offering excellent flexibility for both everyday living and entertaining.

The dining area features French doors opening onto the rear garden and flows seamlessly into the refitted kitchen, complete with a breakfast bar and fitted appliances including a dishwasher, oven/grill, and gas hob. A side door provides direct access to the driveway.

Upstairs, the principal bedroom benefits from an en-suite shower room, alongside three further bedrooms, all served by a modern family bathroom.

Property Information:

Broadband: Ultrafast (Ofcom)
Mobile Coverage: Good (Ofcom)
Heating: Gas central heating
Parking: Private driveway with electric charger and garage

Guide price

£399,995

- *Four Bedrooms*
- *Bathroom & Ensuite*
- *Open-plan Sitting/Dining/Kitchen*
- *Cloakroom*
- *Drive with charging point & Garage.*
- *Garden/Gym Pod*
- *Rear Garden*
- *Standard restricted covenants apply to the development – please ask the agent for further details.*

WITHIN EASY REACH...

Nailsworth Town Centre: 1 mile
Stroud Train Station: 2.5 miles
Cam Train Station: 8.2 miles
Tetbury: 7.9 miles
Cirencester: 15.2 miles

Outside

The rear garden is fully enclosed and predominantly laid to lawn, featuring a couple of mature fruit trees and a patio, perfect for alfresco dining and entertaining. Tucked neatly behind the garage, a versatile garden pod—currently used as a gym—offers extra space for hobbies or leisure. The single garage boasts both an up-and-over door for vehicles and a personal access door, complete with lighting and a convenient heater. A side driveway in front provides parking and includes an electric vehicle charging point. Please note, the land immediately in front of the property is owned by Redrow Homes, as well as the estate road.

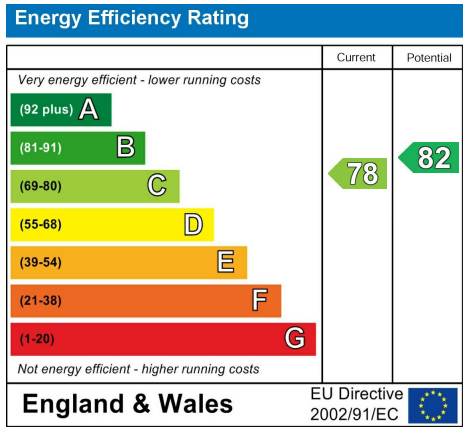
Situation

Nailsworth is a popular and vibrant market town offering a strong community feel and an excellent range of amenities. The town is well served by education, including the Church of England Junior School, which is within walking distance of the property, along with a selection of independent and grammar schools in the surrounding area. Nailsworth is known for its independent shops, cafés and eateries, while the Forest Green Rovers football stadium (Eco Park) is also within walking distance. The nearby Woodchester Park provides glorious countryside walks, and Stroud railway station offers direct services to London Paddington, with onward connections to Bristol and beyond. For more information about Forest Green Rovers outline planning for re-development please go to SDC planning website and use Ref: S.18/0815/OUT.

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft
Garage = 14.8 sq m / 159 sq ft
Gym / Home Office Pod = 8.2 sq m / 88 sq ft
Total = 123.8 sq m / 1332 sq ft

= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271127)



01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 0BG **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.