

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

WALNUT TREE COTTAGE
BARTON END | HORSLEY





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BARTON END | HORSLEY | GL6 0QF

'a beautifully presented detached Grade II Listed stone-built house situated this semi-rural location close to the thriving town of Nailsworth'

Nailsworth 1.7 miles | Tetbury 6 miles | Stroud 6 miles | Cirencester 14 miles
Cheltenham 19.3 miles | Bath 24.4 miles | Bristol 27 miles

all distances are approximate

kitchen/breakfast room | utility | dining room | sitting room | study
drawing room | downstairs WC | shower room | family bathroom
principal bedroom with dressing room & en-suite bathroom
five further bedrooms | ample parking | outbuildings private south facing gardens

description

Walnut Tree Cottage is a beautifully presented detached Grade II Listed stone-built house situated this semi-rural location close to the thriving town of Nailsworth. The property has been lovingly refurbished throughout since our client's occupation back in 2014 and now provides a wonderful family home with bright and flexible accommodation over three floors. Maintaining many original features including exposed beams, timbers, stone walls and high ceilings, the house has been given a rather exciting modern twist including refreshingly bright décor, contemporary bathrooms all whilst paying a respectful nod to the age of the house. The property comprises; wonderful kitchen/breakfast room with central island and a range of fitted units, integrated appliances and a four oven Everhot, walk-in pantry and utility/boot room. The three good sized reception rooms are all dual aspect with their own fireplaces and the main one benefitting from vaulted ceilings with exposed beams. On the second floor the principal bedroom has a dressing room and luxurious modern en-suite bathroom. There are two further double bedrooms, a shower room and a bathroom on this floor. On the third floor there are two double bedrooms with eaves storage (one with en-suite shower room). The property benefits from underfloor heating on the ground floor and in all the bathrooms.









outside

The property is approached off the lane through a timber 5 bar gate to a large gravel parking area and gives access to the outbuildings. The beautifully maintained gardens are south facing and very private, directly behind the house is a stunning contemporary paved sun terrace with water feature and large seating area ideal for 'al fresco' entertaining. Steps lead up from the terrace to the large lawned garden which and further orchard is found behind the manicured mature beech hedge.

Beyond the garden are fields with far reaching views of open countryside.

area

Walnut Tree Cottage is situated in the heart of the rural hamlet of Barton End. The nearby market towns of Nailsworth and Minchinhampton are much loved for their intimate feel. They offer a selection of amenities including independent shops, supermarket, doctors, dentist, library, primary school, church. Calcot Spa and Gym is five minutes away. The nearby towns of Stroud and Cirencester offer a more comprehensive array of facilities including Stroud Farmers' Market held every Saturday. There are excellent communication links, with Stroud and Kemble

Railway Stations providing high speed links to London Paddington.

Private schools in the area include Beaudesert Park School, Rendcomb College, Cheltenham College, Westonbirt, Dean Close and Wycliffe College. There are excellent Grammar Schools including Stroud High School for girls and Marling for boys. Road networks radiate from the area giving good access to Stroud, Bath, Bristol, Gloucester, Cheltenham, Cirencester, Swindon, the M4 and M5. Main line rail services are available at Stroud.

the finer details

services Mains water, drainage and electricity. Oil fired central heating

tenure & possession Freehold and offers vacant possession

fixtures & fittings May be acquired by separate negotiation

rights of way There are no footpaths or rights of way over the property

local authority Stroud District Council

council tax Band G

viewing arrangements By appointment with Radnor Martin

what three words ///foresight.tuned.bongo







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
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