

BATH ROAD FARM NYMPSFIELD



WHITAKER
SEAGER



BATH ROAD FARM, BATH ROAD, NYMPSFIELD, STONEHOUSE, GL10 3UQ

AFFORDING VIEWS OVER SURROUNDING FIELDS, A
STYLISHLY EXTENDED AND UPGRADED FAMILY
HOME, WITH A IMPRESSIVE OPEN-PLAN KITCHEN.
SET IN JUST UNDER 1/4 OF AN ACRE.

The property

With views across the adjoining countryside, this beautifully presented detached family home enjoys a wonderful rural position on the edge of Nympsfield, a thriving village with a popular primary school and soon-to-reopen community-run pub. Dating from the 1930s, the property retains the character of its era, including high ceilings, bay windows and light-filled rooms, whilst an extensive programme of extension and refurbishment has created the stylish, family-friendly layout so sought after today. The original entrance opens into a porch and welcoming hallway, where oak-finished stairs rise to the first floor. A separate side entrance, used daily by the current owners, leads into an excellent boot room/utility. Formerly two rooms, the impressive sitting room sits to the front of the house. A bay window with plantation shutters overlooks the garden, while oak flooring, wall panelling and a fireplace with contemporary wood-burning stove create a warm and inviting atmosphere. Glazed Crittall-style doors open into the superb family kitchen. Undoubtedly the heart of the home, the kitchen has been thoughtfully extended with a roof lantern,

bi-fold doors and a picture window framing views across the neighbouring fields. In-frame cabinetry, quartz worktops and a central island combine practicality with style. Integrated appliances include a wine fridge and dishwasher, with space for a range and fridge/freezer. Stone flagstones continue through the adjoining utility/boot room, complete with a Belfast sink and garden access. A study/snug, internal store (formerly the garage) and cloakroom complete the ground floor. Upstairs are three bedrooms. The principal bedroom enjoys a bay window with plantation shutters and fitted storage flanking the original fireplace. A further double and a single bedroom overlook the rear garden. Completing the accommodation is a beautifully appointed family bathroom, fitted with a freestanding bath, separate shower enclosure and vanity.





Guide price
£775,000

- Large family kitchen/dining room with bi-folds to the garden
- Sitting room with woodburner and bay window
- Study/snug
- Utility/boot room
- Porch, hall and cloakroom
- 3 bedrooms
- Stylish family bathroom with free standing bath
- Mature private gardens, driveway and outside storage - total plot just under 1/4 of an acre
- Ofcom - Ultrafast broadband available - good outdoor mobile coverage, variable in-home
- Compliant septic tank, oil fired heating

WITHIN EASY REACH...

Nailsworth - 3.8 miles

Cam Railway Station - 5.6 miles

Stroud - 6.9 miles

Bath - 26.4 miles

Bristol - 28.7 miles

Outside

Set beautifully within its gardens, the grounds and outlook are among this wonderful home's greatest assets. Enjoying an exceptional degree of privacy whilst taking in open views across adjoining fields, the gardens have been thoughtfully landscaped and planted to delight keen gardeners. They provide wonderful spaces to relax, entertain and enjoy the outdoors, whilst also offering plenty of room for children to play. A gravelled driveway provides parking for several vehicles, while the former garage, now reduced in size but retaining its garage door, offers excellent, easily accessible external storage. Wrapping around the house, the gardens are framed by a variety of mature trees, shrubs and established planting, creating year-round interest, texture and privacy. Colourful flower beds add seasonal interest, while three separate paved seating areas provide peaceful retreats from which to relax, entertain and admire the surrounding countryside. Immediately adjoining the rear of the house is a generous paved terrace, perfect for outdoor seating, while a side patio offers ample space for al fresco dining with views across the and neighbouring fields. A further partially shaded terrace, complete with a pergola, provides yet another inviting place to unwind. A cleverly screened area to the side of the property neatly conceals log and bin storage, ensuring the gardens remain both practical and beautifully presented. A timber shed offer additional storage.

Situation

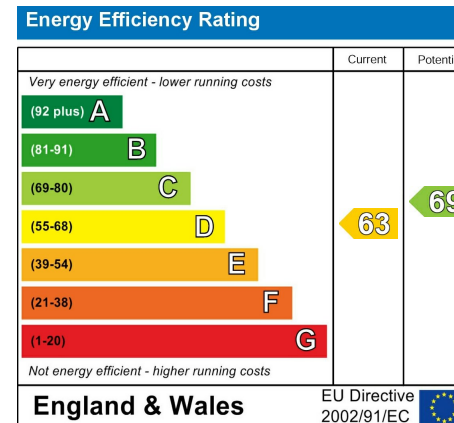
Occupying an enviable position on the edge of the Cotswold Escarpment, Nympsfield is an attractive and highly desirable village, perfectly combining country living with excellent transport connections. Surrounded by rolling countryside, the village is a paradise for walkers and outdoor enthusiasts, with immediate access to an extensive network of public footpaths, including the famous Cotswold Way. Nympsfield has a thriving community spirit and is home to a well-regarded village primary school, making it an especially popular choice for families. The village is also eagerly anticipating the reopening of its historic pub as a community-owned and run village inn, further enhancing its already strong sense of community. Nearby, Woodchester Mansion and Woodchester Park offer wonderful opportunities for walking, cycling and exploring one of the area's most beautiful landscapes. The vibrant town of Nailsworth is only a short drive away and has earned an excellent reputation for its independent shops, artisan cafés and highly regarded restaurants. The larger market town of Stroud is also easily accessible, providing a comprehensive range of everyday amenities, its renowned farmers' market and mainline rail services to London Paddington in around 90 minutes. For those commuting, Cam and Dursley Railway Station is just over five miles away, offering direct services towards Bristol. The village also enjoys excellent road links via the A46 and A419, providing convenient access to the M5 and M4 motorways. As a result, centres including Bristol, Cheltenham, Gloucester, Swindon, Birmingham and London are all readily accessible, making Nympsfield an outstanding location for those seeking a rural lifestyle without compromising on convenience.



Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft
 Store = 15.7 sq m / 169 sq ft
 Total = 163.1 sq m / 1756 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323038)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL10 3UQ

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. Council Tax Band D and EPC rating D

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.

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