2 NYMPSFIELD GARDENS
NYMPSFIELD











WHITAKER SEAGER







2 NYMPSFIELD GARDENS, THE CROSS, NYMPSFIELD, STONEHOUSE, GL10 3TU

A DETACHED 3 BEDROOM, COTSWOLD STONE MODERN HOME. WITH ENCLOSED GARDEN, TIMBER GARDEN STUDIO AND SOLAR PANELS.

The property

Tucked away along a privately owned, pillared drive, 2 Nympsfield Gardens is a modern Cotswold stone home, one of just two properties nestled discreetly behind the main village, yet enjoying access to all the village facilities. Built in 2018, the property successfully combines the character and aesthetic of a traditional Cotswold home with the advantages of a modern build, including solar panels which assist in heating the water. Constructed from traditional Cotswold stone with timber windows, the house has a timeless appearance that sits comfortably within its surroundings. The main entrance opens into an inner hallway, with stairs rising to the first floor and a door leading into the sitting room. Enjoying views towards both the front and side elevations, the sitting room provides a comfortable and welcoming reception space. From here, a further doorway leads through to the kitchen/breakfast room, which is ideally positioned to the rear of the house and has French doors opening directly onto the garden. The kitchen is fitted with sleek contemporary units, complemented by a practical and sociable central island with hob extractor over, the kitchen also benefits from a two ovens and integrated fridge/freezer. A particularly useful feature is the walk-in understairs cupboard, which lends itself perfectly to use as a pantry, while also providing additional storage. A separate dining room is accessed directly from the kitchen, providing a dedicated space for more formal meals. Also on the ground floor is a useful utility/boot room, with side access to the garden, together with a generously proportioned cloakroom. Upstairs, there are three well-proportioned bedrooms, with two positioned to the front of the house and the third to the rear. The principal bedroom benefits from a modern ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, complete with bath and separate shower. The property is subject to rights and restrictions.







Guide price

£545,000

- *Sola panels*
- *Contemporary kitchen/breakfast room*
- *Ensuite shower room and family bathroom*
- *3 bedrooms*
- *2 reception rooms*
- *Rear boot room/utility room and cloakroom*
- *Timber garden studio with power*
- *Enclosed rear garden and side courtyard, private parking*
- *Mains drainage, LPG heating*
- *Ofcom - good indoor and outdoor mobile coverage - Ultrafast broadband available*

WITHIN EASY REACH...

Nailsworth - 3.6 miles
Stroud - 6.2 miles
Stonehouse - 6.5 miles
Cheltenham - 21 miles
Bath - 27 miles
Bristol - 30 miles

Outside

Tucked away along a privately owned driveway serving just two houses (over which 2 Nympsfield Gardens has a right of way), the property enjoys a discreet and private approach. There is parking for up to two vehicles. An open-plan area of garden extends across the front of the property, creating an attractive approach. A strip of land running alongside the shared driveway also forms part of the title and is home to the property's solar panels. To the rear, the enclosed garden is fully fenced and gated, making it a secure and practical space for both young children and pets. The garden is principally laid to lawn, with a paved patio immediately adjoining the house and kitchen, providing a natural area for outdoor dining and entertaining. A timber studio/summer house, with both light and power, provides valuable additional space and would be ideal as a home office, hobby room or creative studio. A paved area to the side of the house, adjacent to the kitchen, provides a practical space for bin storage.

Situation

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.

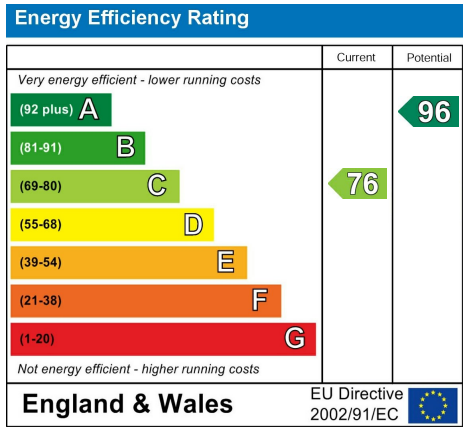


Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft
Summer House = 7.6 sq m / 82 sq ft
Total = 122.3 sq m / 1317 sq ft

= Reduced headroom below 1.5m / 5'0



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340382)



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Useful Information

Tenure: Freehold **Postcode:** GL10 3TU **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 E 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.