



1 Nymphsfield Place, Front Street, Stonehouse, GL10 3US

Guide Price £500,000

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Built by Cotswold Home Developments approximately 7 years ago, we are delighted to offer this Cotswold Stone home set within the village of Nymphsfield. The property has been finished to a high standard throughout, with traditional style windows, local stone and bespoke kitchen and bathrooms. The designer kitchen boasts integrated Siemens appliances, including oven, hob, dishwasher and solid stone worktops with LED mood lighting. The house comes with generous accommodation throughout, with separate lounge and dining room, downstairs study and WC. Upstairs comprises of three double bedrooms, with ensuite shower room to the principal bedroom, family bathroom and loft access. Outside benefits from landscaped garden with patio area and views of rear paddock and off street parking to the front for several vehicles.

This picturesque hilltop village is home to the reputable St Joseph's Catholic Primary School and both Roman and Anglican churches. Nailsworth, 4 miles away, is a thriving town with a vibrant community and a lovely selection of restaurants and cafes. The town is also home to a reputable farmer's market every fourth Saturday of the month. The small Cotswold market town of Minchinhampton is only a short drive away and has an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. The Crown pub in Uley is a super spot to enjoy a well-deserved tipple after a long country walk. Nearby Stroud is a spirited community, surrounded by rolling countryside and pretty Cotswold villages. The town is well served and offers great amenities and travel connections. Painswick, 9 miles away, often called The Queen of The Cotswolds, is a historic wool town which offers excellent restaurant choices, lovely artisan boutiques and cafes, and beautiful walks surrounding the village. Sporting opportunities are abundant with nearby golf courses in Minchinhampton.





Entrance Hall

With staircase leading to the first floor landing.

Kitchen

12'7" x 12'4"

Fitted with a range of modern wall and base units with granite work-surfaces over, induction hob with extractor fan above, splash-back, integrated fridge/freezer, dishwasher, sink unit, double glazed windows, tiled flooring, downlights, spotlights, radiator, understairs storage and access into garden.

Lounge

16'3" x 10'6"

French doors into garden, double glazed windows, carpet, ceiling light, radiator, access into lounge.

Dining Room

13'6" into bay x 10'6"

Bay window to front with double glazed units, double glazed window to side, radiator, carpet, ceiling light.

Cloakroom

WC, wash hand basin with storage below, tiled flooring, extractor fan, spotlights.



Study

10' into bay x 8' max

Bay window to front with double glazed units, carpet and ceiling light.

First Floor Landing

Ceiling light and access to roof storage space.

Bedroom One

15'11" max x 10'5 max

Window to rear aspect with views of paddock, window to side, radiator, carpet, ceiling light.

En-Suite Shower Room

Walk in shower cubicle, WC, basin with storage below, towel rail, double glazed frosted window, spot lights, extractor fan, tiled walls and floors.

Bedroom Two

14'6" x 9'8"

Built in storage, radiator, carpet, double glazed window with views to front, ceiling light.

Bedroom Three

12'11 x 10'9

With double glazed windows to front and side, carpet and ceiling light.



- **Cotswold Stone Family Home**
- **Village Location**
- **High Standard & Specification Throughout**
- **Two Reception Rooms**
- **Designer Kitchen**
- **Study & Cloakroom**
- **Three Bedrooms**
- **Family Bathroom & En-Suite Shower Room**
- **Garden & Parking**
- **EPC Rating - C**





Bathroom

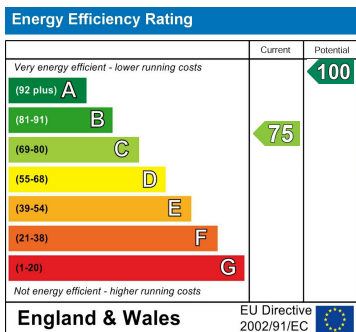
Suite comprising bath, shower, WC and wash hand basin. double glazed frosted window, fully tiled walls and floors.

Outside Front

To the front is a paved area, walled boundaries and driveway parking.

Outside Rear

The rear garden is laid to lawn with hedge and fence boundaries, patio area and side access.



DISCLAIMER

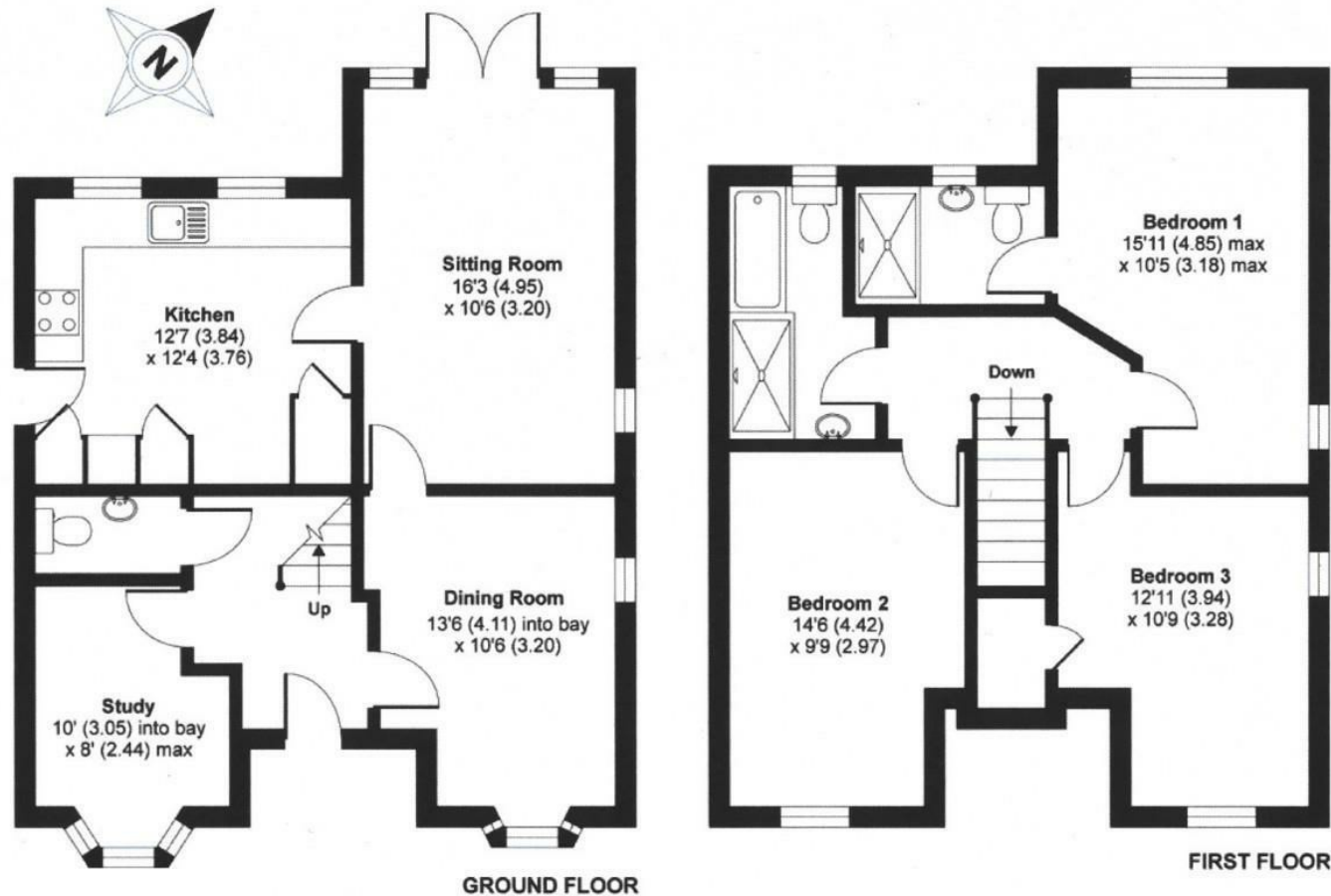
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Floorplans for 3 bedroom detached house for sale

The Cross, Nympsfield, Stonehouse, GL10

APPROX. GROSS INTERNAL FLOOR AREA 1227 SQ FT 113.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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