



6 Arthurs Yard, Tinkley Lane, Nympsfield GL10 3UZ

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EXCLUSIVE



Tinkley Lane, Nympsfield GL10 3UZ

Guide Price £750,000

An impressive brand-new four-bedroom detached home, beautifully constructed in Cotswold stone and forming part of an exclusive development in the heart of the sought-after village of Nympsfield.

Designed with modern family living in mind, the property combines traditional Cotswold styling with a high-quality contemporary finish throughout. The ground floor is centred around a superb open-plan kitchen/family room, featuring a bespoke fitted kitchen and generous space for both dining and entertaining. French doors provide a wonderful connection to the outside, while a separate sitting room offers a more relaxed and private living space. A welcoming entrance hall and downstairs WC complete the ground floor accommodation.

Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, with the remaining bedrooms served by a beautifully finished bespoke family bathroom.

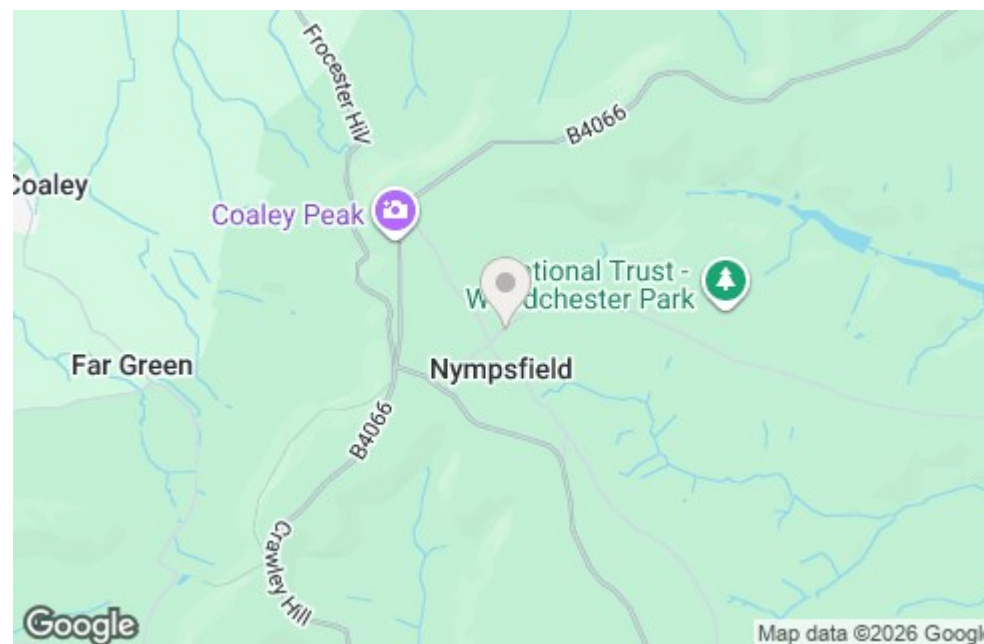
The specification has been carefully considered, with modern energy efficiency playing an important part in the design. The home benefits from an air-source heat pump together with underfloor heating, providing an efficient and contemporary heating system.

Externally, the attractive Cotswold stone elevations give the property a timeless appearance that sits naturally within its village surroundings.

A superb opportunity to purchase a thoughtfully designed new home offering the character and appearance of a traditional Cotswold property combined with the comfort, efficiency and finish expected from a high-quality modern build.



- Brand-New Four-Bedroom Detached Home
- Attractive Cotswold Stone Elevations
- Exclusive Village Development
- Bespoke Fitted Kitchen & Bathrooms
- Impressive Open-Plan Kitchen/Family Room
- Separate Sitting Room
- Principal Bedroom with En-Suite Shower Room
- Underfloor Heating
- Energy-Efficient Air-Source Heat Pump
- Sought-After Nympsfield Village Location



Nympsfield is a highly regarded Cotswold village, surrounded by beautiful Gloucestershire countryside and offering an attractive combination of rural living and accessibility.

The village has a strong sense of community and benefits from a range of local amenities, including a primary school, village hall, church and popular public house. The surrounding countryside provides an excellent network of footpaths and walks, with the nearby National Trust-owned Woodchester Park and the wider Cotswold landscape providing plenty of opportunities for outdoor recreation.

The nearby towns of Nailsworth, Dursley and Stroud offer a wider range of shops, cafés, restaurants, supermarkets and leisure facilities, together with secondary schooling.

For commuters, the village is conveniently positioned for access to the A46, A38 and M5 motorway, while nearby railway stations at Cam & Dursley and Stroud provide services towards Bristol, Gloucester, Cheltenham and London.

Nympsfield is an excellent choice for those looking for a traditional Cotswold village setting while remaining within easy reach of larger towns and transport connections.



MATERIALS
 Roof: Forticrete Barley Hardwax Duct
 Walls: SST Golden Green Stone
 E/F: Windows/Doors: Painted softwood
 Gutters: Half round powder coated



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

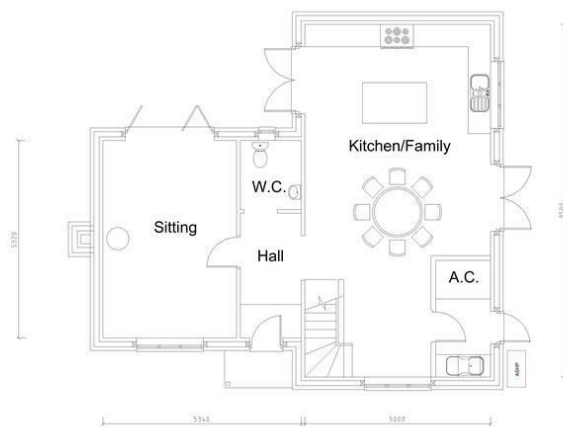
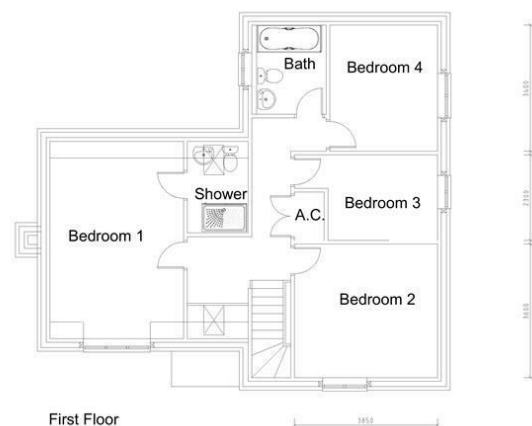
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley
 01453 542 395 <https://www.hunters.com>

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



MATERIALS
 Roof Forticrete Barley Hardrow Dart.
 Walls ST Golden Cream Stone
 Ext. Windows/Doors Painted softwood
 Gutters Half round powder coated

Rev. 25101_P_01
 Date: 05.12.26
 Scale: 1:50 & 1:100 @ A1
 Proposed Elevations
 NYMPHFIELD
 PW 25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		100+
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
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Not energy efficient - higher running costs		
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