



1 Nympsfield Gardens, The Cross, Stonehouse GL10 3TU  
£675,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# 1 Nymphsfield Gardens, The Cross, Stonehouse, GL10 3TU

A beautifully presented four-bedroom detached family home with attractive Cotswold stone frontage, built in 2017 and set within a generous plot, including an adjoining paddock of approximately one-third of an acre. The property is approached via a private driveway and further benefits from a double garage, offering both practicality and curb appeal.

The accommodation is thoughtfully arranged over three floors, providing flexible and well-balanced living space. The ground floor features a modern fitted kitchen, a spacious lounge complete with a wood-burning stove and French doors opening onto the garden, a separate dining room ideal for entertaining, and a convenient downstairs WC.

The first floor offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, in addition to a contemporary family bathroom.

Occupying the top floor is a generous fourth bedroom suite with its own bathroom, creating an ideal space for guests, older children, or a home office.

Externally, the property enjoys a private driveway, double garage, and generous gardens leading to the adjoining paddock, making this an excellent opportunity for buyers seeking a spacious home in a desirable village setting with additional outdoor space.





Nympsfield is a highly regarded Cotswold village set on the edge of the Cotswold Escarpment, offering an idyllic semi-rural lifestyle surrounded by outstanding countryside. The village is well known for its peaceful setting, attractive stone-built homes, and access to miles of scenic walks and bridleways.

Nearby, the towns of Stonehouse and Dursley provide a wide range of everyday amenities including supermarkets, independent shops, cafés, pubs, and leisure facilities, along with well-regarded primary and secondary schooling.

For commuters, Nympsfield is well placed for access to the A419 and M5 motorway network, providing convenient links to Stroud, Gloucester, Bristol and Cheltenham, as well as rail services from Stonehouse and Stroud stations.

The area is particularly popular with those seeking a balance of countryside living and strong transport connections, all within a charming and well-connected Cotswold setting.

### ***Anti-Money Laundering (AML) Compliance***

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Beautifully presented four-bedroom detached family home
- Attractive Cotswold stone frontage
- Built in 2017
- Set within a generous plot with adjoining paddock of approx. one-third of an acre
- Private driveway approach offering excellent privacy
- Double garage providing ample parking and storage
- Arranged over three floors offering versatile accommodation
- Spacious lounge with wood-burning stove and French doors to the gar
- Top floor featuring a generous fourth bedroom suite with private bathroom
- Generous gardens leading to adjoining paddock



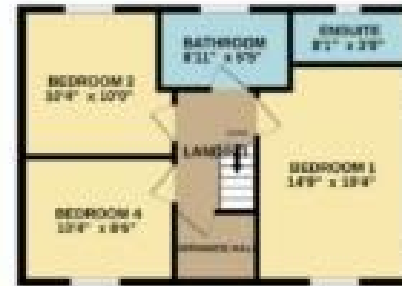


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

GROUND FLOOR  
660 sq.ft. approx.



1ST FLOOR  
487 sq.ft. approx.



2ND FLOOR  
385 sq.ft. approx.



1 NYMPSFIELD GARDENS, NYMPSFIELD

TOTAL FLOOR AREA: 1532 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</b>	78
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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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