

# HUNTERS<sup>®</sup>

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## 2 Nympsfield Place

Front Street, Nympsfield, GL10 3US

Offers Over £415,000



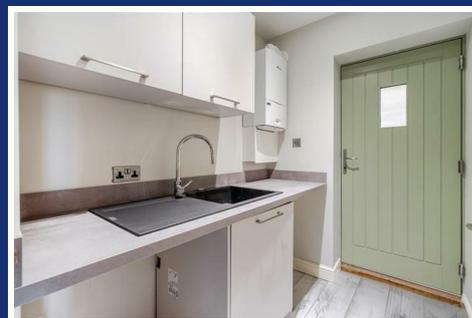
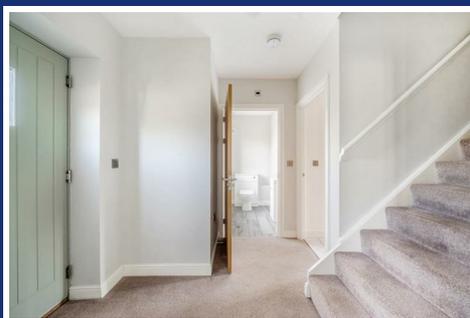
Council Tax: E



# 2 Nymphsfield Place

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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 Quartz worktops with LED mood lighting. The house comes with generous accommodation throughout, with separate lounge and dining room, and cloakroom. Upstairs comprises of three 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.

## Location

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 tippie 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

Front door leading to the entrance hall, staircase leading to the first floor landing.

## Cloakroom

WC, wash hand basin with storage below, tiled flooring, wooden window, extractor fan, radiator and spotlights.

## Dining Room

13'6" into bay x 10'6" (4.11m into bay x 3.20m )  
Wooden windows to front, radiator, Oak door, carpet, ceiling light.

## Utility Room

With wall and base units, sink with drainer, plumbing for washing machine and space for tumble dryer, spotlights and side access door.

## Kitchen

12'7" x 12'4" (3.84m x 3.76m)  
Fitted with a range of modern wall and base units with Quartz work-surfaces over, induction hob with extractor fan above, splash-back, integrated fridge/freezer, dishwasher, sink unit with drainer,

double glazed windows, spotlights, radiator and understairs storage.

### Lounge

16'3" x 10'6" (4.95m x 3.20m )

French doors into garden, double glazed windows, carpet, ceiling lights and radiator.

### First Floor Landing

Ceiling light and access to roof storage space.

### Bedroom One

15'11" max x 10'5" max (4.85m max x 3.18m max)

Window to rear aspect and Velux window, wardrobe space, radiator, carpet, ceiling light, Oak doors and access to en-suite shower room.

### En-Suite Shower Room

With shower cubicle, WC, wash hand basin.

### Bedroom Two

14'6" x 9'8" (4.42m x 2.97m)

With Velux window, radiator, carpets and ceiling light.

### Bedroom Three

12'11" x 10'9" (3.94m x 3.28m)

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

### Bathroom

Suite comprising bath, shower, WC and wash hand basin. double glazed frosted window, extractor fan, 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.

### 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.



## Road Map



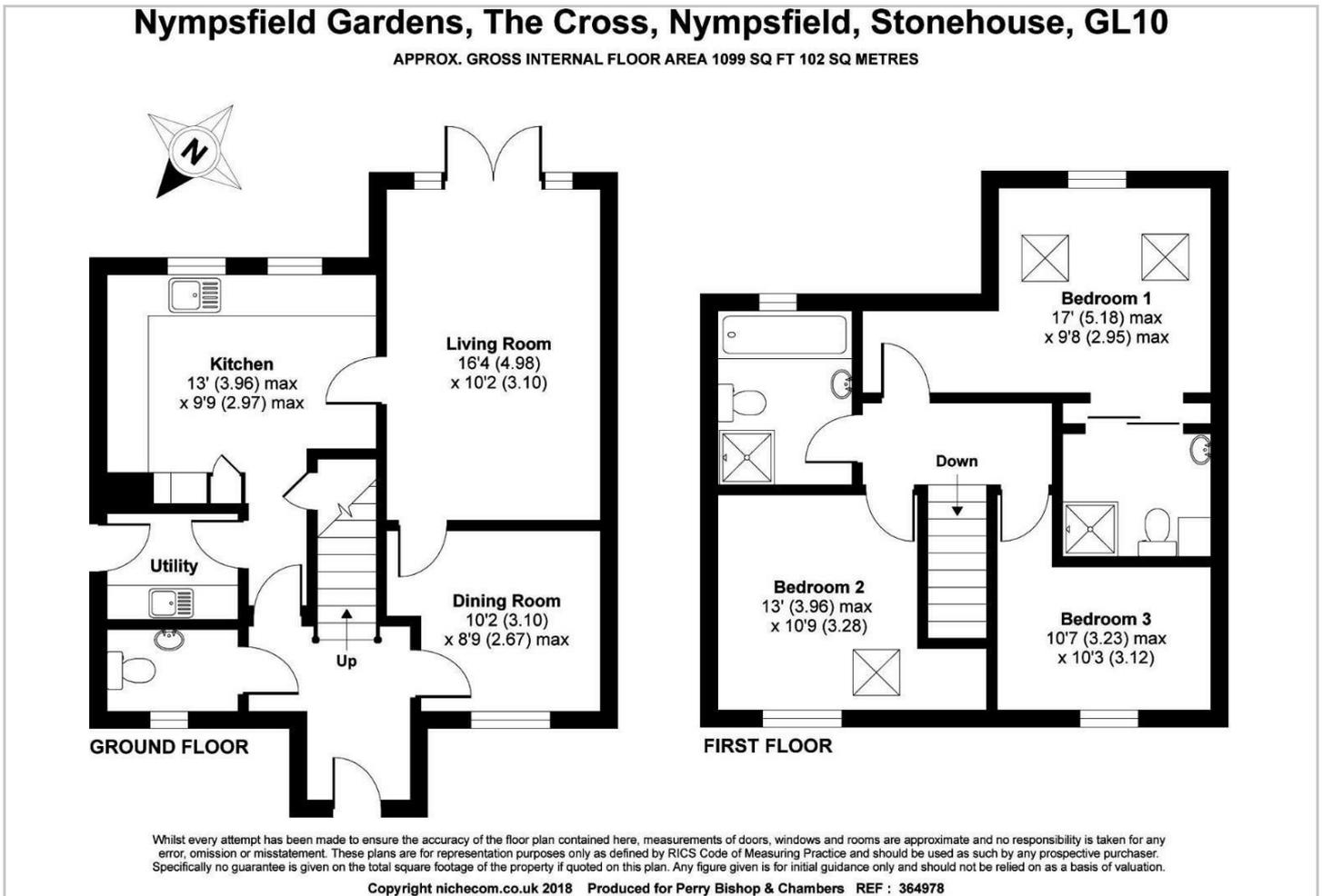
## Hybrid Map



## Terrain Map



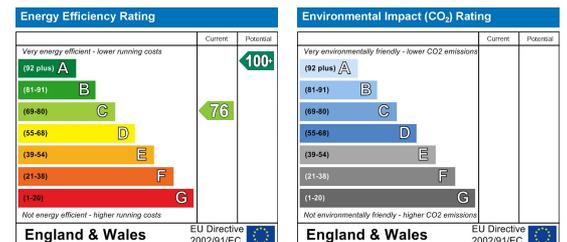
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.