



Longwood House, Nympsfield, GL10 3TR
£800,000

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EXCLUSIVE



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Set in an idyllic & semi-rural location surrounded by farmland, Hunters Estate Agents are delighted to offer this four bedroom detached family home. Formerly the lodge house to Woodchester Mansion, Longwood House is set within approx. half an acre of gardens. On the ground floor, there is a kitchen/breakfast room with patio doors to the garden, formal dining room, sitting room and conservatory. There is also everyday facilities such as a downstairs cloakroom and a utility room. Upstairs, the property benefits from the master bedroom with ensuite shower room, three further bedrooms and the family bathroom. There is also a lift installed in the living room which goes up to bedroom four. Outside, the wrap around garden has level lawns, patio areas, decking, summer house and a greenhouse. There is ample parking for numerous vehicles and a triple garage with electric roller door. All accessed via metal electric gates at the front of the driveway.





SITUATION

Nymphsfield is a beautiful Cotswold village in a stunning rural setting located conveniently between the principle settlements of Stroud, Nailsworth, Tetbury, Dursley and Wotton Under Edge each offering comprehensive shopping facilities and local services. There are two churches, a primary school, working mens club, village hall, and a book club. Outstanding views can be enjoyed over the River Severn from the nearby beauty spot at Coaley Peak and National Trust Woodchester Park The Cotswold Way is across the road & Selsley Common is approx 20 min walk. Stroud, Stonehouse and Cam rail stations are available nearby while J13 M5 is just over five miles away. There is also a local bus service in the village. Marling School, Stroud High School, Wycliffe Prep School & Rednock school are also a short distance away.

LOBBY

Radiator.

CLOAKROOM

WC, vanity sink with mixer tap, heated towel rail, vinyl floor and a UPVC double glazed & frosted window.

DINING ROOM

10'10" x 12'7"

UPVC double glazed window & french doors, radiator, TV point and stairs to first floor.



LIVING ROOM

11'10" x 24'1"

UPVC double glazed windows, gas stove fire, phone point and lift into bedroom four.

CONSERVATORY

11'4" x 13'2"

UPVC double glazed window & door throughout with blinds, radiator, electric heating & aircon unit.

UTILITY ROOM

6'10" x 10'5"

Wall & floor kitchen units, roll-top work surfaces, drainer sink with mixer tap, tiled throughout, radiator, ceiling coving, space for washing machine (current washing machine included), Worcester boiler and UPVC double glazed windows.

KITCHEN/BREAKFAST ROOM

18'0" max x 16'5"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, sink with mixer tap, built-in oven, 5 ring gas hob & dishwasher, space for american fridge/freezer (Current fridge/freezer included), tiled flooring, extractor fan, UPVC double glazed french doors & windows, skylights, large island with breakfast bar, storage cupboard and access to roof space which is part boarded & has lighting.

PORCH



FIRST FLOOR LANDING

Lighting tunnel.

BEDROOM ONE

11'4" max x 12'7"

UPVC double glazed windows with views, radiator, phone point and fitted wardrobes, chest of drawers & bedside tables.

EN-SUITE

WC, vanity sink with mixer tap, shower cubicle, shower off mains, heated towel rail, electric toothbrush charger, built-in storage and a UPVC double glazed & frosted window.

BEDROOM TWO

7'0" x 12'10"

UPVC double glazed window, radiator, phone point and built-in wardrobe & drawers.

BEDROOM THREE

10'10" x 8'11"

UPVC double glazed window, radiator, phone point and access to loft space which has a light.

BEDROOM FOUR

7'3" x 10'7"

UPVC double glazed window with views, radiator and lift to living room.



BATHROOM

WC, vanity sink with mixer tap, panelled bath, shower of mains, shower glass, heated towel rail, heater, extractor fan, splash back tiling, electric toothbrush charger and UPVC double glazed & frosted window.

EXTERIOR

Set in grounds around half an acre, the wrap around garden has been throughfully designed & well maintained. The well-stocked gardens benefits from a level lawns, patio areas, decking, vegetable patch, various raised beddings with established flowers/shrubs, fenced/hedge/brick borders, greenhouse, outside lighting, outside taps and a summerhouse.

OFF-STREET PARKING

Accessed via electric metal gates, there is driveway parking for numerous vehicles.

TRIPLE GARAGE

19'8" x 32'9"

Electric roller door, UPVC door to side, power and lighting.

TENURE & UTILITIES

The property is freehold. The property has a new septic tank & LPG gas.

COUNCIL TAX BAND

The council tax band is G.



SOCIAL MEDIA

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AML

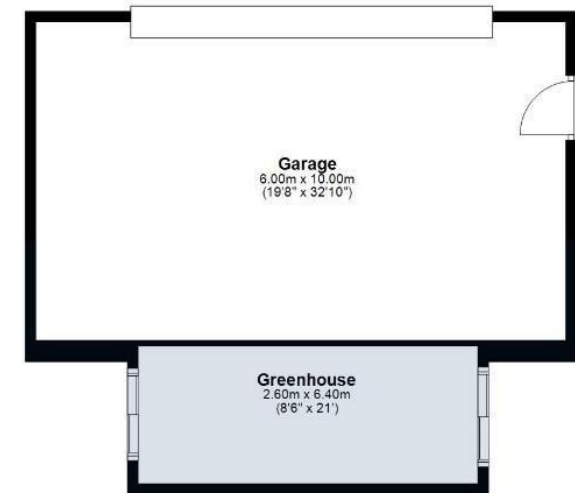
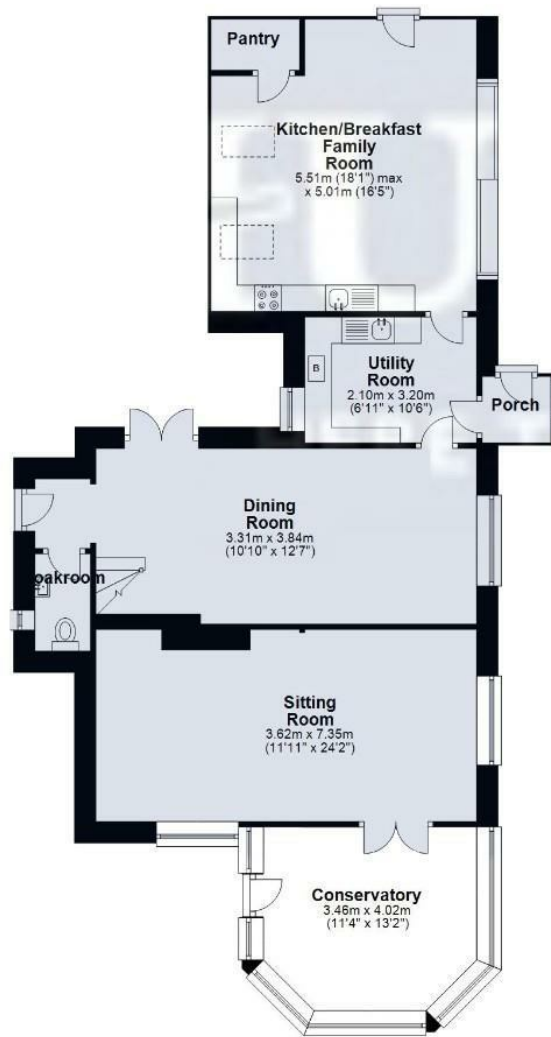
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	23	50
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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Total Area: Approx. 158.9 sq. metres (1709.9 sq. feet)

Total Area including Garage/Greenhouse: Approx. 235.6 sq. metres (2534.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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