



Wayside, Church Street, Nympsfield, Gloucestershire, GL10 3UB  
£780,000

**PETER JOY**  
Sales & Lettings



## Wayside, Church Street, Nympsfield, Gloucestershire, GL10 3UB

A superb individual modern house, built from natural Cotswold Stone to a high standard, tucked away in a sunny corner of popular Nympsfield village with four bedrooms, a first class 26' kitchen/family room and nearly 1700 sq.ft. in total with parking and a level garden with a wonderful view out over open fields. (Lead photo from rear)

PORCH, ENTRANCE HALL, 17' SITTING ROOM WITH WOOD BURNING STOVE, 26' KITCHEN/FAMILY ROOM, STUDY, 15' UTILITY ROOM, CLOAKROOM/WC, 14' PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, 13' HOME OFFICE, PARKING AND A LOVELY GARDEN THAT BORDERS OPEN FIELDS



Viewing by appointment only

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## Description

Peter Joy estate agents are delighted to bring Wayside to the market - an individual detached house set well away from passing traffic in a quiet, sunny corner of Nympsfield, a popular village set high on the Cotswold Escarpment. This is a classic village setting, with a good primary school, community pub and a friendly community. The owners of the property saw huge potential in the site when they first found it, and set about building a brilliant home that made the very most of the plot. The resulting property boasts a 26' kitchen/family room with glazed double doors that connect with the garden and look out over open fields and four bedrooms, with rear windows that also take in the super view.

The energy efficient accommodation is arranged over two floors. A porch with vaulted ceiling welcomes you, leading on to a spacious entrance hall. A 17' sitting room with fireplace and wood burning stove is to the right of the hall, with the kitchen/family room to the left. This measures 26'10" x 12' 5", providing plenty of space to cook, eat and entertain, with the garden and the view at the rear making for a real focal point. A useful study room is set off the kitchen, and a generous 15' utility room with cloakroom/WC. completes the ground floor. A staircase leads up from the hall to the first floor, with a landing, 14' principal bedroom with en suite shower room, family bathroom and three further bedrooms, all of which measure 12', on this level. High quality fittings have been used throughout, and it is testament to both the quality of the build and the way that the owners have cared for the property that the interior is still in immaculate condition, some 9 years after the property was completed.

## Outside

The property benefits from parking, a home office and a lovely rear garden that borders open fields. Wayside has a vehicular right of way over the drive at the front of the property which leads to the house. Parking is at the front of the house, with a gravelled area on the left and a tarmac area to the right. You can walk around either side to the rear garden, with a useful log store set to the right hand side of the house, and a shed on the other side of the property. The garden then opens out, with a generous lawn, enclosed with hedging, and planted with a variety of shrubs. Open fields border the garden, serving as a superb backdrop. There is a large paved area directly by the house, which is the perfect spot for a table and chair set or outdoor sofa to sit, relax and enjoy the view. The home office is situated in the corner of the garden. This is insulated, with power and light, and measures 13'5" x 8'10".

## Location

Nympsfield is located high on the Cotswold escarpment close to both Woodchester Park and Coaley Peak from where spectacular views across the Severn Vale can be enjoyed. The village provides local amenities including a community pub, primary school and church and there is a great cafe at Tinkley Gate, with walks down to the famous Woodchester Mansion and the lakes below. The lively Cotswold town of Nailsworth is approximately two miles away and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## Directions

From, head north west on Nympsfield Road towards Tinkley Lane. Turn right onto Tinkley Lane and continue uphill through the village of Nympsfield, following the lane as it winds through the countryside. When you arrive at the village turn left into Front Street and then right into Church Street. Pass the pub and take the next drive on the right. The property will be found at the end.

## Property information

The property is freehold. Oil central heating, mains electricity with solar panels (1.7 KW array), water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the Ofcom network checker. Broadband services available include superfast, and you are likely to have service from the main providers (EE, Three, O2 and Vodafone).

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

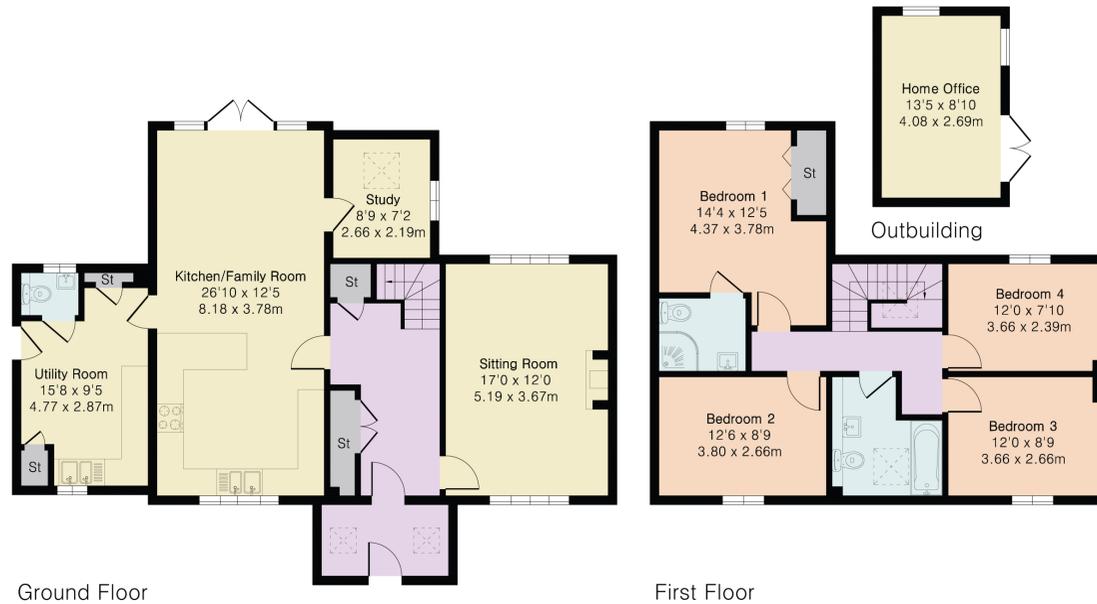


**Approximate Gross Internal Area 1667 sq ft - 155 sq m  
(Excluding Outbuilding)**

Ground Floor Area 976 sq ft – 91 sq m

First Floor Area 691 sq ft – 64 sq m

Outbuilding Area 118 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
88+	A		
81-87	B		86
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.