

## Syreford House & Rivendale House, Old Common, Minchinhampton, Stroud, GL6 9EH



Created by Colburn Homes this is an exciting opportunity to acquire an outstanding property in the sought after location of Minchinhampton • Two luxury detached dwellings finished to an extraordinary high standard offering contemporary and eco-friendly living • 4 Bedrooms • 2 Reception Rooms • 3 Bathrooms • 2398 sq.ft. of accommodation • South facing gardens • Garage together with off street parking • EPC A

Guide Price  
**£1,300,000**

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Introducing the latest development from Colburn Homes, these exquisite 4-bedroom detached houses, nestled in a charming setting, offer a perfect blend of modern luxury, sophistication and eco-friendly living. The spacious layouts offer ample room for comfortable living, perfect for families or those seeking extra space. The properties feature beautiful gardens, ideal for relaxing or entertaining guests. The interiors are thoughtfully designed with high-quality finishes and fixtures throughout, creating a sleek and contemporary feel. Off-street parking and a garage for convenience.

Situated in a sought-after location, these properties offer a peaceful retreat while still being within easy reach of local amenities and transport links. Don't miss the opportunity to make one of these exquisite properties your new home. Contact us today to arrange a viewing and experience the beauty and elegance of these wonderful properties for yourself.

## Location

The town of Minchinhampton is a most sought-after area with a highly regarded primary school and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros & restaurants, a corner shop, a library, sports & social club with football and rugby teams, doctors, dentists and a pub. There is a strong sense of community with a good social network. The surrounding villages also offer some well-regarded private and public-sector schools including a Steiner school. Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The nearest town of Nailsworth is approximately 1 mile away, where you will find a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople which have an annual arts festival.

The town also offers a post office, butchers, grocery shops, doctors, dentists and a public library. There are plenty of leisure activities on offer too including a new leisure centre with members' club, golf courses, riding stables, bowls club, extensive countryside walks, gliding and polo clubs. Approximately 3 miles away is Stroud Town offering several good secondary schools, further food, grocery & clothes shopping; cafes, restaurants and bars; leisure activities include 10-Pin Bowling, a Cinema, Leisure centre with Lido and tennis courts, plus local clubs.

## Directions

What Three Words: brief.pebble.roost

## Services & Tenure

All mains services are connected to the properties include air source heating

## Local Authority

Stroud District Council

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

Broadband speed and mobile phone signal, flood risk and area information are included.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.





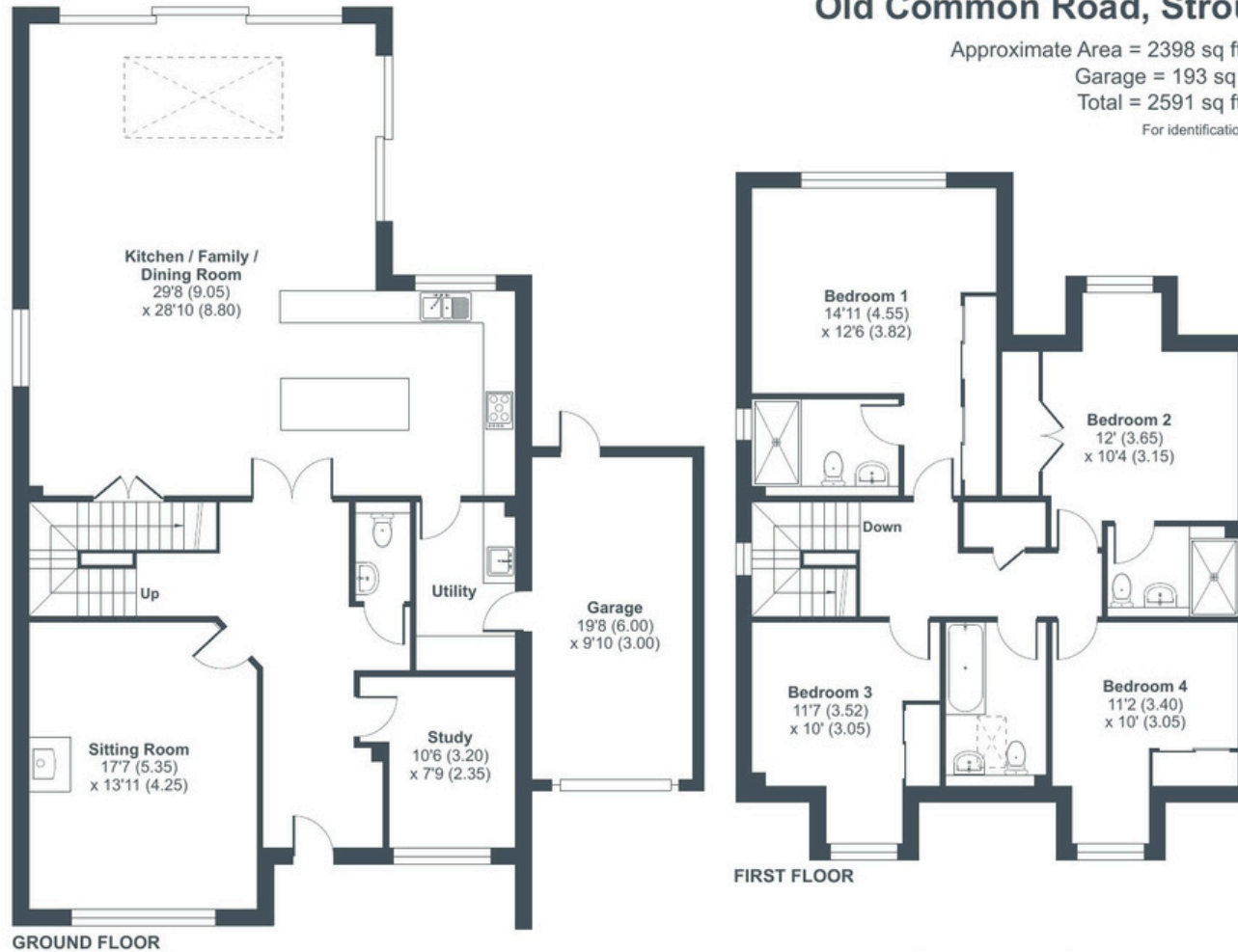
## Old Common Road, Stroud, GL6

Approximate Area = 2398 sq ft / 222.7 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2591 sq ft / 240.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Perry Bishop. REF: 1108731



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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