

Cirencester Road, Minchinhampton, Stroud, Gloucestershire, GL6 9EL



Single storey residence • Walking distance to primary school • Close to amenities • Beautifully presented • Plenty of parking • Nice size garden • EPC D

Cirencester Road, Minchinhampton, Stroud, Gloucestershire, GL6 9EL

### Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

### About the property

Set in the sought after town of Minchinhampton and within easy walking distance to the local primary school and amenities stands this beautifully presented single storey family home offering plenty of parking and a nice size garden.

On entering there is an enclosed entrance porch which is ideal for coats and shoes.

The hall is spacious and beautifully presented with original oak parquet flooring and has a contemporary feel enhanced by the original glass wall.

Following through the sitting room is of a good size enjoying lots of natural light and there is a wood burning stove.

Leading on the open plan kitchen/dining room is immaculately presented and there is plenty of contemporary kitchen style units and double doors lead out to the rear garden and patio area.

Leading off there is a good sized utility room with space for appliances and with direct access into the garage and garden.

The three bedrooms are beautifully presented and benefit from built in storage.

The family bathroom is immaculately presented in a contemporary style.

To the front there is a gated gravelled driveway and the garden sweeps around to the side with bespoke storage shed and log store leading on to a good size rear garden surrounded by Hornbeam Hedging with a paved patio area.

### 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. This includes Broadband speed and mobile

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

### Amenities

The small Cotswold town of Minchinhampton is located on the edge of Minchinhampton Common, 600 acres of National Trust land providing a wonderful unspoilt area for walking, horse riding and playing golf. The town has a range of shops satisfying everyday requirements for vegetables, meat and everyday groceries; as well as coffee shops, weekly market, chemist, doctors surgery and primary school.

More comprehensive shopping can be found approximately 4 miles away in Stroud which enjoys a weekly farmers market, thriving café culture and regular arts based festivals. There are also 3 supermarkets including Waitrose. The nearby popular town of Nailsworth also provides a variety of shops including the well-known delicatessen Williams's Kitchen and Hobbs House Bakery.

Stroud has a mainline train station running a direct service to London Paddington in just over 90 minutes. Junction 13 of the M5 is approximately 7 miles away at Stonehouse and the A419 runs through Stroud to Cirencester and then to Junction 15 of the M4 at Swindon.

### Directions

From our office in Nailsworth, take the third exit at the mini roundabout in George Street and continue over the cattle grid and up The 'W'. Follow the road over the common and turn right at Tom Long's post. Carry on along the main road and the property can be found on the right hand side just after the turning for Old Common.

What3Words /// letter.scrubbing.dealings

### Services & Tenure

The tenure is freehold,

All mains services are understood to be connected

### Local Authority

Stroud District Council

Council Tax Band E

### Our reference

NAI/SM/CDH/20052025

### We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

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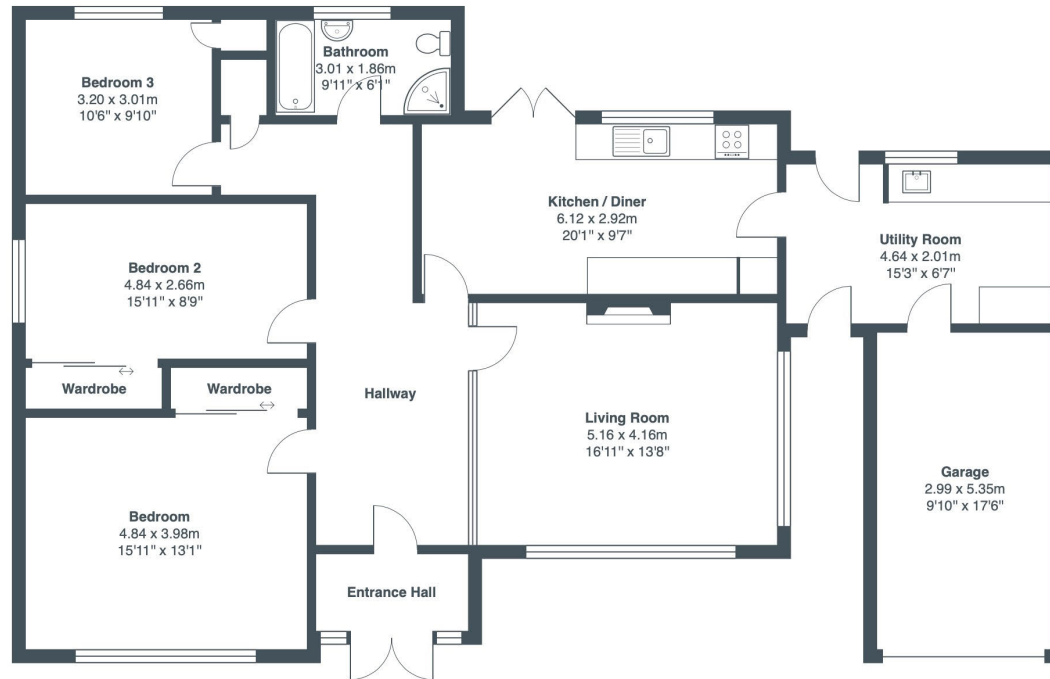












Total Area: 149.2 m<sup>2</sup> ... 1606 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

# PerryBishop

PROPERTY MADE PERSONAL

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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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