

# PerryBishop

PROPERTY MADE PERSONAL



**Holly Croft**, Cirencester Road, Minchinhampton, Stroud, Gloucestershire GL6 8PE

# Holly Croft,

Cirencester Road, Minchinhampton, Stroud, Gloucestershire GL6 8PE

## Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- Detached house
- Five bedrooms
- Three bathrooms
- Three reception rooms
- Generous size plot
- Outside office
- Double car port
- EPC: tbc

## About the property

Welcome to this stunning modern detached 5-bedroom house, located in a charming neighbourhood. This property boasts a sophisticated and stylish design, offering a comfortable and homely living environment. The house is well-maintained and spacious, providing ample room for a growing family.

The property features a generous size garden approx.  $\frac{3}{4}$  of an acre, perfect for outdoor entertaining or simply relaxing in the peaceful surroundings. Additionally, there is a convenient double car port with an office above for parking or extra storage space and handy store to the side.

With its clean and well-lit interior, this house offers a contemporary living space that is both accessible and convenient for daily living.

Don't miss the opportunity to make this your new home

sweet home. Contact us today to book a viewing and experience the beauty of this property first hand.

## Additional Information

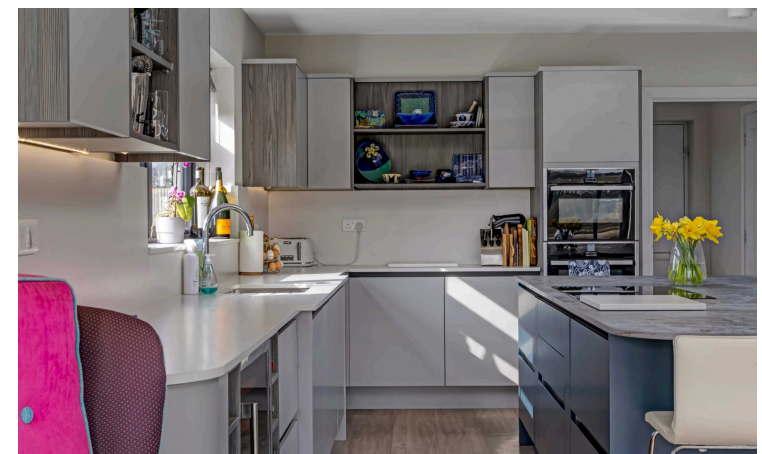
Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

The town of Minchinhampton is a most sought-after area with a highly regarded primary school within a 5 minute walk and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros & restaurants, a corner shop, pharmacy, a butcher's, a library, sports & social club with football and rugby teams, doctors and dentists. There is a strong sense of community with a good social network.

Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs. There are plenty of other leisure activities on offer too including a riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

The area has excellent schools including a boys and girls grammar school in Stroud and local private schools include Beaudesert and Wycliffe. There is a regular bus service over the common towards Stroud, and Kemble Station is a 15 minute drive away making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.



### Directions

From our office in Nailsworth, take the third exit at the mini roundabout and continue past Morrisons and up 'The Ladder' (also known as "The W"). From the top of 'The Ladder', proceed across the Common to the T-junction at Tom Long's post. Turn right at the T-junction and then follow the road along where the property can be found on the right hand side just after the doctors' surgery.

What3Words: ///squirted.slate.pampering

### Services & Tenure

The tenure is Freehold.

### Local Authority

Stroud District Council

Council Tax Band E

### Our reference

STRVAL/SM/KF/10032025

### We'd love to hear from you

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

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)







# Holly Croft Cirencester Road, Stroud, GL6

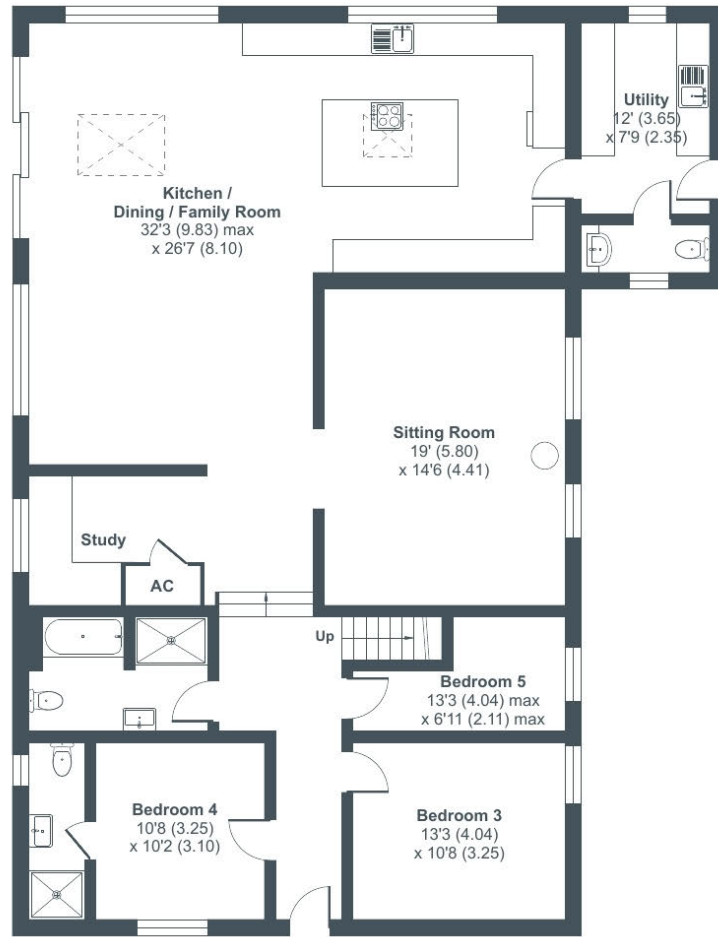
Approximate Area = 2609 sq ft / 242.4 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

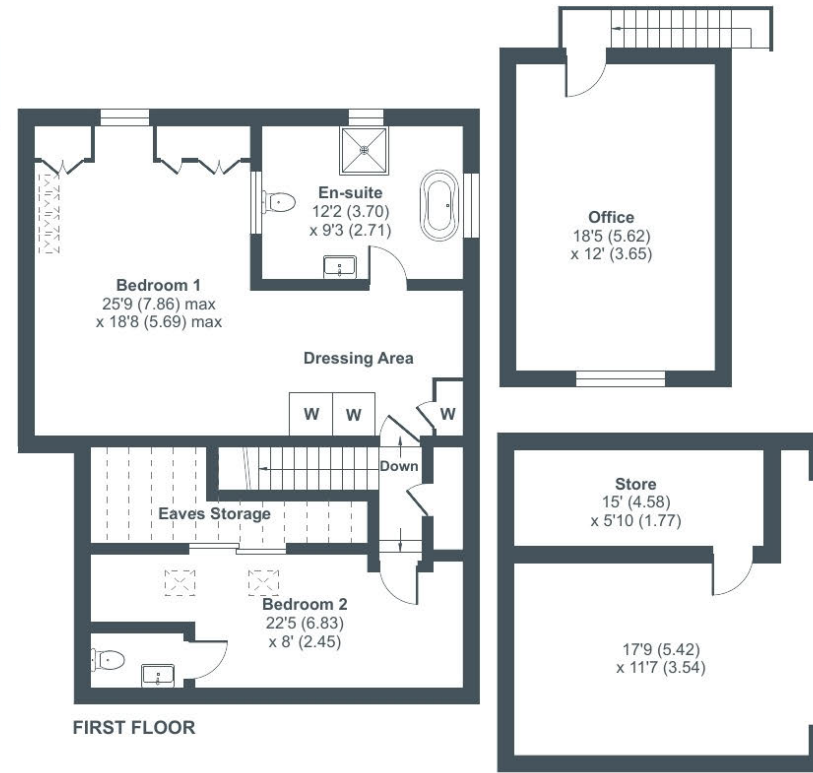
Outbuildings = 548 sq ft / 50.9 sq m

Total = 3248 sq ft / 301.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1255537







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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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