

Tobacconist Road, Minchinhampton, Stroud, Gloucestershire, GL6 9JJ



Detached house • Four bedrooms • Three reception rooms • Flexible living accommodation • Garage and plenty of parking • Walking distance to amenities • Sought-after location • Chain free • EPC C

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Detached four-bedroom house in the heart of town offering the perfect blend of style and comfort. Boasting a range of desirable features, this property is sure to impress. The spacious layout provides a homely feel, with ample natural light flooding in throughout.

The property is well-maintained and in pristine condition, promising a comfortable and convenient lifestyle for its residents. Enjoy the tranquillity of the quiet neighbourhood while still being within easy reach of local amenities and transport links.

Outside, the property offers a beautifully landscaped garden, a private patio area, off-street parking, and a garage. Whether you're relaxing indoors or entertaining guests outdoors, this property has everything you need for modern living. Don't miss out on the opportunity to make this house your new home. Contact us today to arrange a viewing.

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, and doctors. 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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

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 take the turning on the right hand side just before Tom Long's post T junction, signposted to Minchinhampton. Carry on along Windmill road into the town passing Boots The Chemist and continue along up the hill into Tetbury Street. Take the second left turning into Tobacconist Road, following the road along where the property can be found a short distance along on the right hand side.

What 3 Words: [///flippers.rekindle.building](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: F

Our reference

STRVAL/SM/RN/30072024

We'd love to hear from you

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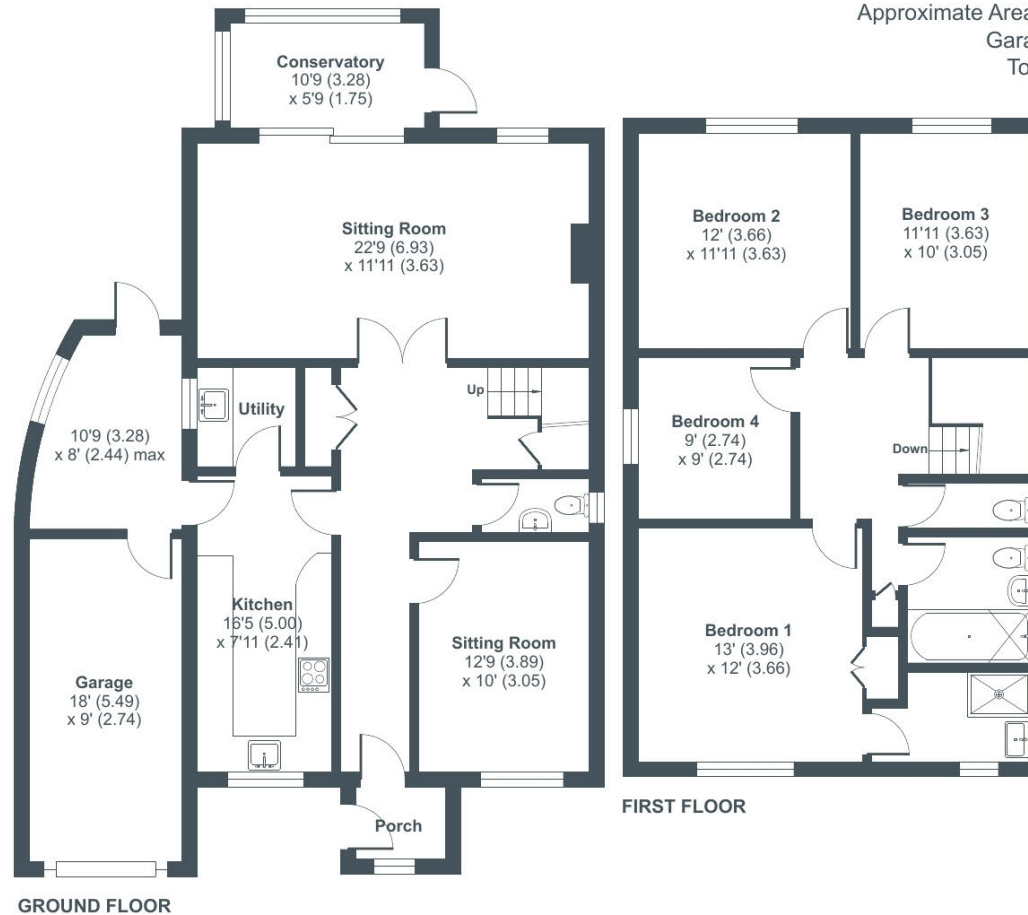
Southwold Tobacconist Road, Stroud, GL6

Approximate Area = 1625 sq ft / 150.9 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 1863 sq ft / 173 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). © ntheconom 2024. Produced for Perry Bishop. REF: 1155057



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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.

