



18 TETBURY STREET · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

18 TETBURY STREET
MINCHINHAMPTON
STROUD
GL6 9JH

A charming 3 bedroom period cottage with a south-facing courtyard garden in the centre of Minchinhampton

BEDROOMS: 3
BATHROOMS: 3
RECEPTION ROOMS: 1

GUIDE PRICE £460,000

FEATURES

- 3 Bedrooms
- Spacious Sitting Room
- Large Kitchen/Dining Room
- South Facing Walled Patio with Rear Access
- 3 Bathrooms
- Character Features
- Immaculately Presented
- Central Town Location
- Moments from Amenities



DESCRIPTION

18 Tetbury Street is a deceptively large Grade II Listed Cotswold stone cottage in a popular street of other attractive cottages situated just off the High Street in the centre of Minchinhampton. Believed to date back to c.1730 the property is full of character features with stone mullion windows and wood beams throughout. This is mixed with modern fixtures and fittings and creates a stylish and practical home.

The front door opens into the sitting room. A light filled room with a pair of mullioned windows with window seats and a stone fireplace with a wood-burning stove. At the rear of the property is a large kitchen/dining room off which are a useful utility room and shower room. A back door leads to a south-facing patio garden. Enclosed within high walls offering privacy and security it is fully paved for ease of maintenance. There is raised seating along two walls and a very useful rear access private path onto Chapel Lane.

On the first floor is the spacious principal bedroom with large built in wardrobes and an en-suite



bathroom. There is also a second bedroom to the rear of the property on this floor.

On the second floor is a third double bedroom also with an en-suite bathroom and plenty of eaves storage.





DIRECTIONS

The property is most easily found by leaving our Minchinhampton office into Tetbury Street and number 18 can be found the right hand side shortly after Chapel Lane.

LOCATION

Minchinhampton is a buzzing market town with a strong sense of community. The town benefits from excellent amenities, including a post office, a fantastic coffee shop, an independent cafe and a popular Gastro pub (The Crown). There is also an excellent selection of retailers including a butcher, chemist, general store, hairdresser and even a highly acclaimed wedding dress shop.

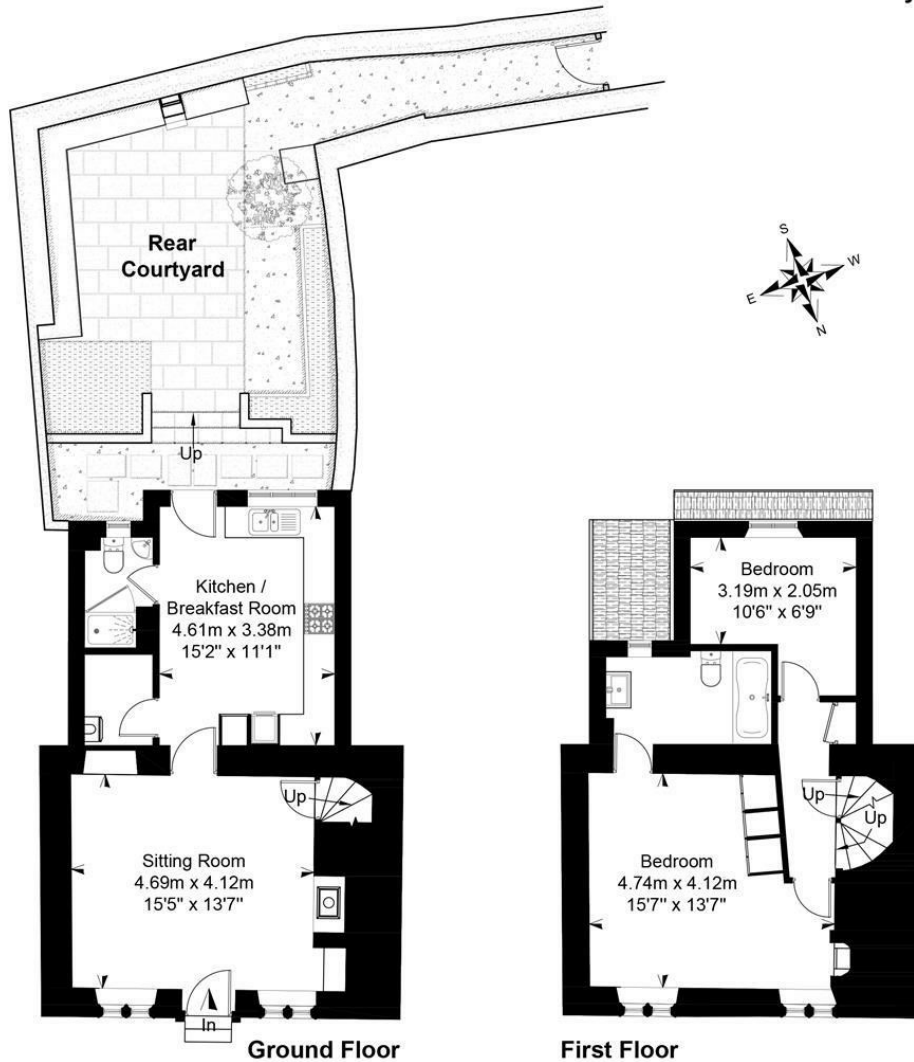
18 Tetbury Street is moments from Minchinhampton Common, offering over 600 acres of National Trust land. There are excellent sporting facilities including 3 golf courses, two championship level, as well as rugby and tennis clubs.

A choice of excellent schools is a key draw to the area, not least Minchinhampton Primary School, located just a short walk way, but also several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of popular secondary schools.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 and M4 motorways are also easily accessible.



18 Tetbury Street, Minchinhampton, Stroud, Gloucestershire



House Approximate IPMS2 Floor Area
115 sq metres / 1238 sq feet

(Includes Limited Use Area 11 sq metres / 118 sq feet)

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07890 327 241
Job No SP3780

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

MURRAYS
SALES & LETTINGS

Stroud

01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band D - £2,345.8. Ofcom Checker: Broadband - standard 9 Mbps ultrafast 1000 Mbps, Mobile Networks - Indoor O2, outdoor all likely

SUBJECT TO CONTRACT

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For more information or to book a viewing please call our Minchinhampton office on 01453 886334