



2 PARK TERRACE · WINDMILL ROAD · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

2 PARK TERRACE
WINDMILL ROAD
MINCHINHAMPTON
STROUD
GL6 9DU

A beautifully presented Cotswold Stone Cottage in the heart of the popular market town of Minchinhampton within easy walking distance from The Common and High Street.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £475,000

FEATURES

- Listed Period Cottage
- Immaculately Presented
- Period Features
- Exposed Stone, Beams & Wood Burning Stove
- Walking distance to all Local Amenities
- Close to the Common
- Garden Studio
- Detached Garage
- Off-Street Parking
- Within easy reach of Stroud & Nailsworth



DESCRIPTION

Park Terrace is a beautiful Grade II Listed row of Cotswold Stone properties which were originally built as workers cottages for the Gatcombe Estate by the Ricardo Family. Dating back to 1833, the properties have a rich history and are full of period features and charm.

Elevated and set back from Windmill Road, 2 Park Terrace is an immaculately presented home with a welcoming and homely feel. With accommodation arranged over three floors and additional outbuildings it has more to offer than immediately meets the eye.

Entering the property into the front sitting room the warmth of this home is immediately apparent with an exposed stone fireplace, wood burning stove and window seat. Beyond this is a thoughtfully laid out kitchen/dining room with modern shaker style cabinetry and wooden flooring which is continued from the sitting room. A rear door leads to a useful rear porch and patio area beyond with a stone store.

On the first floor a spacious landing, which could easily accommodate a study area, with a large storage cupboard leads to the principal bedroom at the front of the property and a second smaller bedroom and family shower room at the rear. On the second floor is a stunning double bedroom with plenty of



fitted storage, exposed beams, wooden panelling and a feature library wall.

At the front of the property is a south facing patio and lawned garden. To the rear of the property is a private detached garage with parking in front accessed by a private lane across the front of the terrace.

The rear gardens were originally a large communal open space. More recently they have been divided to offer separate gardens for each property with No.2 also benefiting from a large detached studio with electricity and a greenhouse.





DIRECTIONS

2 Park Terrace is most easily found by leaving our Minchinhampton office and turning right into West End which after a few hundred yards merges into Windmill Road. Park Terrace is set above Windmill Road on the right and no. 2 on the right hand side as you look at the terrace.

LOCATION

2 Park Terrace is located just a few hundred yards from Minchinhampton Common and its 650 acres of National Trust land and within easy walking distance to the town centre. The town has an excellent range of facilities including a general store, butcher and chemist, two cafes, and a gastro pub (The Crown). There is also a new purpose built doctors surgery.

The town has a welcoming mixed age community, with tennis, rugby, football and cricket clubs and there are also three challenging golf courses in the immediate vicinity.

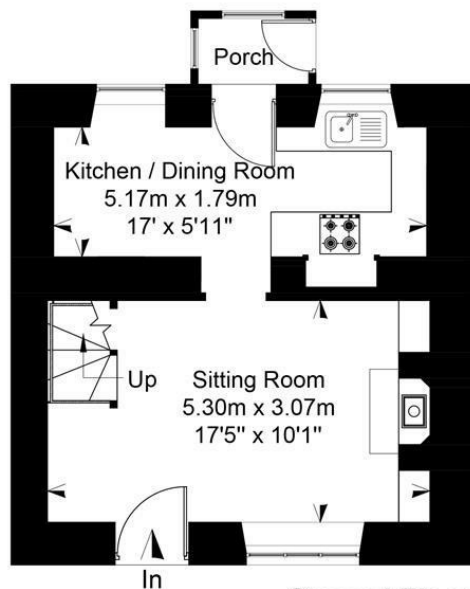
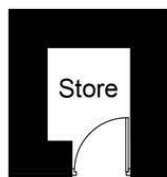
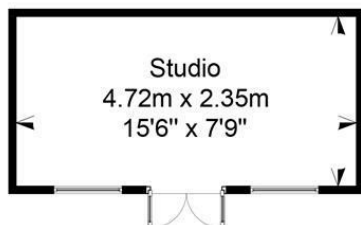
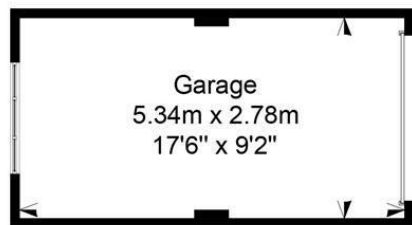
Nearby Nailsworth and Stroud are both easily accessible with a range of independent retailers and amenities - Stroud has a Waitrose as well as an award winning Saturday Farmers and Nailsworth has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs).

Education is also a key attraction to the area with the popular Minchinhampton Primary School within walking distance. There is also an excellent choice of secondary schools, including several grammar schools in both Stroud and Gloucester.

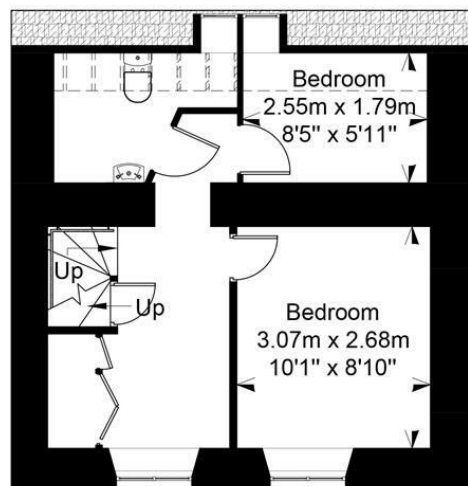
Bristol, Cheltenham and Gloucester are within commuting distance, London under 2 hours by road and from Stroud Station, circa 90 minutes by rail into Paddington.



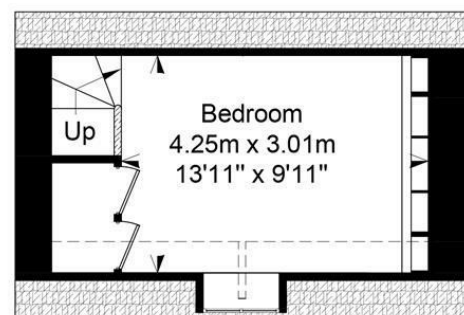
2 Park Terrace, Windmill Road, Minchinhampton, Gloucestershire



Ground Floor



First Floor



Second Floor

--- = Limited Use Area

House
Garage
Studio

Total
(Includes Limited Use Area)

Approximate IPMS2 Floor Area
71 sq metres / 764 sq feet
15 sq metres / 162 sq feet
11 sq metres / 118 sq feet

97 sq metres / 1044 sq feet
5 sq metres / 54 sq feet

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07890 327 241

Job No SP3977

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

Outbuildings

Not Shown In Actual Location Or Orientation

MURRAYS
SALES & LETTINGS

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Painswick GL6 6XH

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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

Mains electricity, gas, water and
drainage are connected to the property.
Gas CH. Stroud District Council Tax
Band C, £2,085.15. Ofcom Checker:
Broadband, Standard 7 Mbps, Superfast
80 Mbps. Mobile, O2, & Vodafone
indoor, all likely outdoor

SUBJECT TO CONTRACT

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