

DUNSLEY HOUSE  
30 BESBURY PARK  
MINCHINHAMPTON



**MURRAYS**  
SALES & LETTINGS



30 BESBURY PARK  
MINCHINHAMPTON  
STROUD  
GL6 9EN

Built for themselves by the original developer of Besbury Park, this handsome detached family home offers huge potential for further development and modernization.

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 3**

**£750,000**

## FEATURES

- Detached
- 4 Bedrooms
- 3 Reception Rooms
- Front & Rear Gardens
- Off Street Parking for Several Cars
- Potential to Update/Extend
- Double Garage
- Walking Distance to the centre of Minchinhampton
- Offered Chain Free
- Fully Floor Boarded Attic extends over and above entire Second Floor



## DESCRIPTION

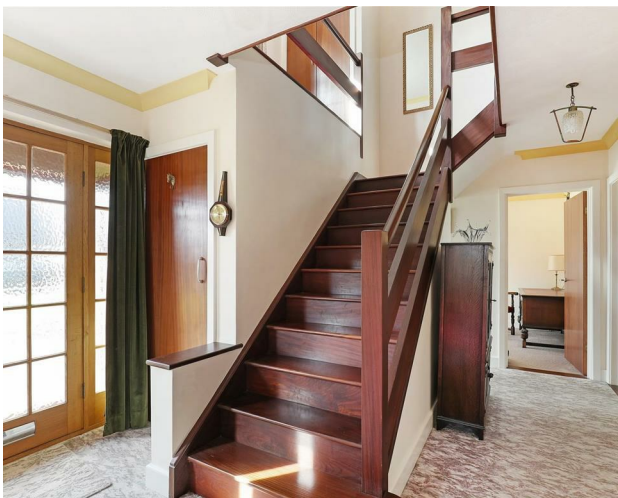
Dunsley House was designed, built by and lived in by the original developers of Besbury park in 1969 and has been in the same family ever since. Whilst the property has been extremely well maintained, it's now time to bring it up date and offers any prospective purchaser a great opportunity to extend, enlarge and modernize, subject to the necessary planning consents.

There is a spacious reception hall which leads to the good size 'L' shaped sitting/dining room with a conservatory at the rear overlooking the garden. There is a study or 5th Bedroom with adjacent shower room/cloakroom, Kitchen and Utility/boot room also on the ground floor. The stairs from the hallway lead to large landing, 4 good size bedrooms and relatively newly installed bathroom.

The gardens are well looked after and lie to the front side and rear of the property. A large double garage with car maintenance pit and fully tiled floor with workshop space offers huge potential and can be accessed from both the driveway and the house. There is also ample parking for a number of vehicles







## DIRECTIONS

Dunsley House is most easily found by leaving Minchinhampton on the Cirencester road in the Cirencester direction. Just before leaving the town, Besbury Park can be found on the left hand side. Drive into the development, turn right and the right again at the next bend. The property is the last house on the left hand side.

## LOCATION

Dunsley House is located at the end of Besbury Park, a popular and quiet development on the east side of Minchinhampton. Located within easy walking distance of both its famous Common and all the town's excellent facilities including new purpose built doctors surgery, a general store, a butcher and chemist (among other retailers) a gastro pub (The Crown) and 2 independent coffee shops.

Providing over 600 acres of National Trust land and also host to a golf course, the common is well known for the cattle that freely graze in the summer months.

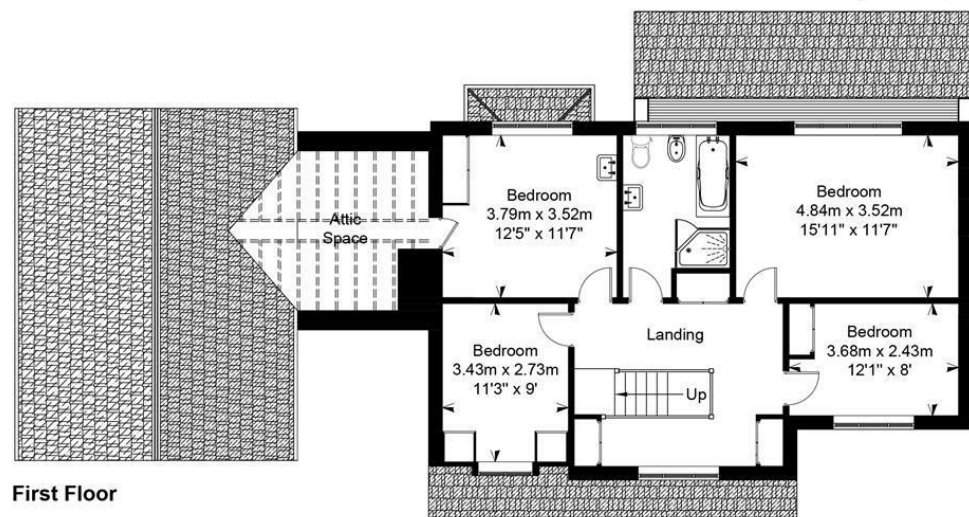
One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton has a popular primary school and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance across the common, as well as numerous other schools in the private sector including nearby Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.





# Dunsley House, 30 Besbury Park, Minchinhampton, Gloucestershire



First Floor

[---] = Limited Use Area



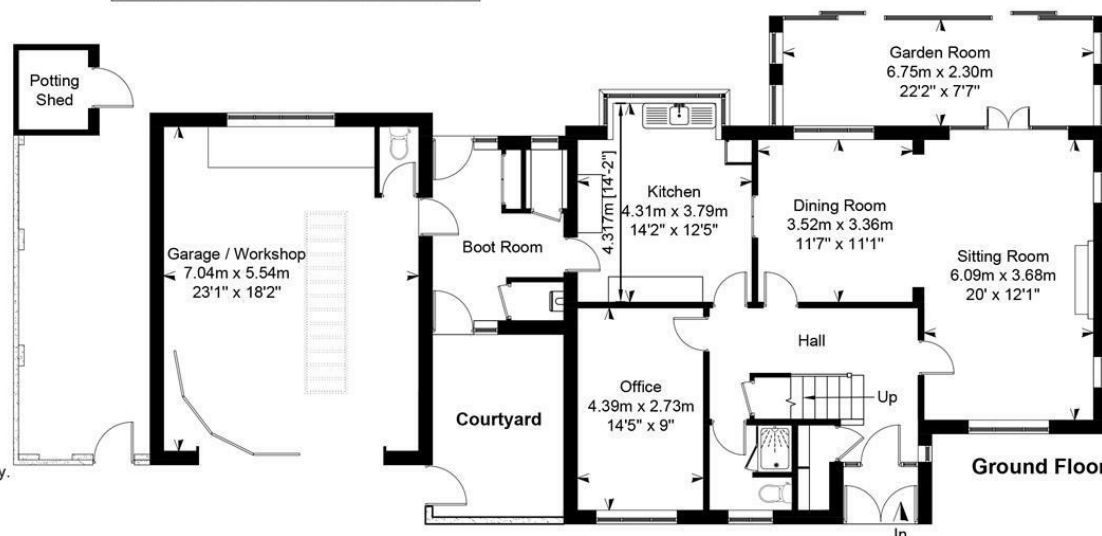
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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

House	Approximate IPMS2 Floor Area
Attic Space	190 sq metres / 2045 sq feet
Garage	11 sq metres / 118 sq feet
Store	39 sq metres / 420 sq feet
	2 sq metres / 21 sq feet
Total	242 sq metres / 2604 sq feet
(Includes Limited Use Area	10 sq metres / 107 sq feet)



Ground Floor

# MURRAY'S

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

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F, £3208.87. Ofcom Checker: Broadband, Standard 28 Mbps, Ultrafast 1000 Mbps. Mobile, O2, EE, Three & Vodafone.

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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