

37 SHEPPARD WAY

MINCHINHAMPTON



37 Sheppard Way, Minchinhampton, GL6 9BZ

A RARE TO MARKET DETACHED 5 BEDROOM FAMILY HOME IN ONE OF MINCHINHAMPTON'S MOST POPULAR LOCATIONS WITH DIRECT ACCESS ONTO MINCHINHAMPTON COMMON

Porch, Hallway, Sitting/Dining Room, Kitchen, Conservatory, Office, Principal Bedroom with En-Suite Shower, 4 Further Bedrooms, Family Bathroom, Utility Room, Double Length Garage

GUIDE PRICE £840,000

DESCRIPTION

A rare to market and sizeable family home in a very popular location in Minchinhampton. 37 Sheppard Way offers easy access to all of Minchinhampton's local amenities including direct access to The Common via a gate at the bottom of the garden. This property has been in the same ownership for over 50 years and offers an incoming new owner the opportunity to create a wonderful, long term home.

The well proportioned and light accommodation is currently arranged over ground and first floors and offers plenty of flexibility. A front porch leads into a spacious hall off which is a dual aspect sitting/dining room with stone fireplace and rear patio doors, a bright home office and the eat-in kitchen open to the conservatory. A door from the kitchen leads into a double length garage and the utility room beyond.

On the first floor are the principal bedroom with en-suite shower room, 3 further double bedrooms, a smaller 5th bedroom and the family bathroom.

The house sits handsomely in its plot providing an abundance of off-street parking at the front and several extension possibilities (subject to planning) which many of the neighbouring properties have already taken advantage of.

The lovely level rear garden is mainly laid to lawn with a pond, mature trees, shrubs and borders as well as vegetable garden and greenhouse. This wonderful garden offers not only tranquillity and privacy but also a real feeling of space and openness with an exceptional aspect onto the Common.

DIRECTIONS

The property is most easily found by leaving our Minchinhampton office into West End and turning right into Dr Browns Road. Take the second left into Ricardo Road and Sheppard Way is found after a short distance on the right where number 37 is found after a short distance on the right.

LOCATION

One of 37 Sheppard Way's key features is its great location bordering Minchinhampton Common, with direct access from the garden, as well as being within walking distance of Minchinhampton town centre. 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 this National Trust land in the summer months. Minchinhampton has numerous amenities including a popular gastro pub (The Crown), several cafes (Henrys & Cucina di Amalfi), a village shop, post office, fish and chip shop, chemist and butchers. The local area is know for its excellent choice of schools in both the private and state sector. Minchinhampton has a sought after primary school within easy walking distance of Sheppard Way, and there are several grammar schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beadesert Park is within walking distance across the common, as well as nearby Westonbirt School in Tetbury, and Wycliffe in Stonehouse. Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmers' market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes and the M4 and M5 motorways are also easily accessible.

TENURE Freehold
EPC EER: Current 46 / Potential 76

Services All mains services are believed to be connected to the property. Gas fired central heating. Stroud District Council Band F -£3,208.87 . Ofcom checker: Broadband - standard 13 Mbps superfast 75 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) *Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

SUBJECT TO CONTRACT

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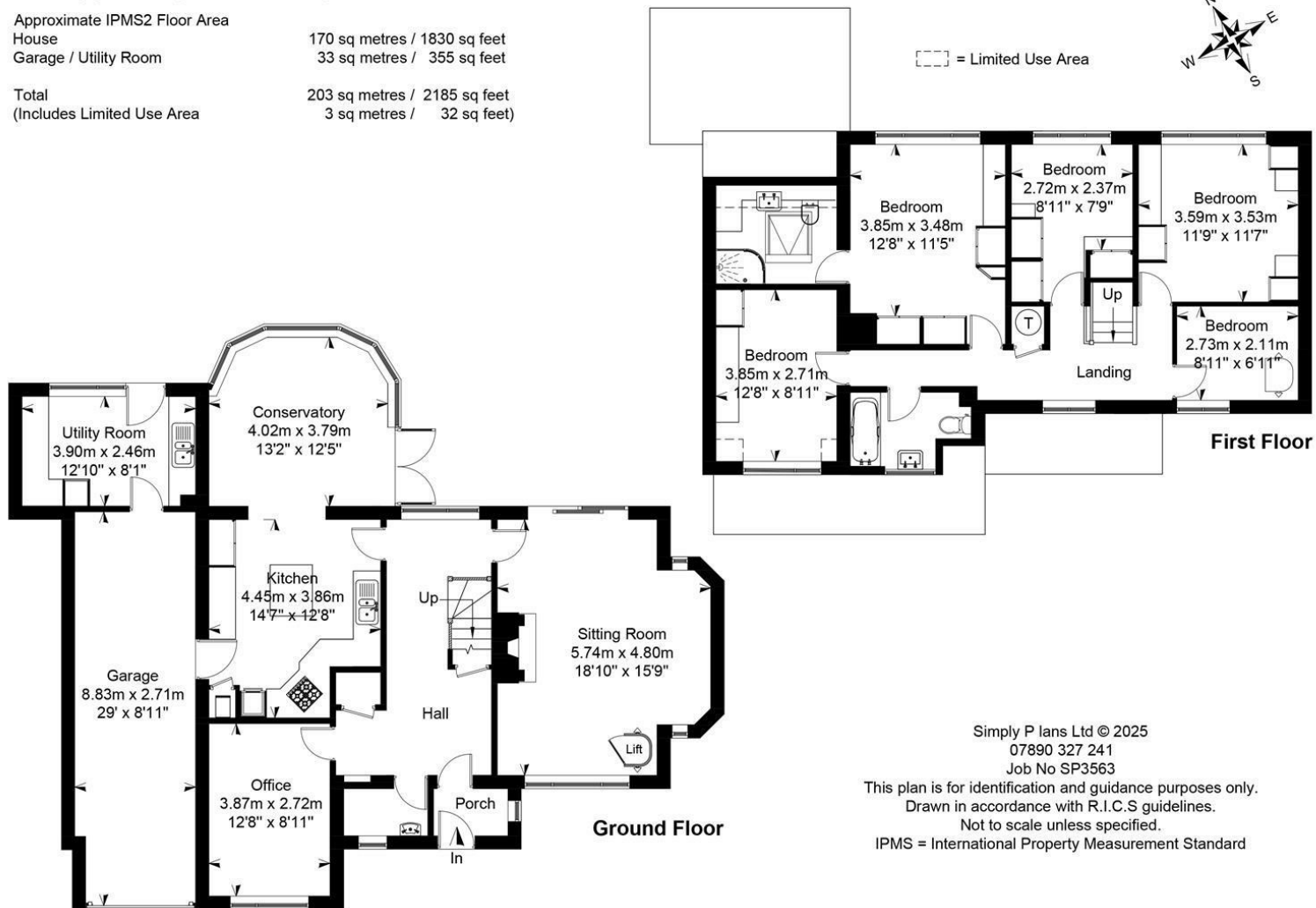
37 Sheppard Way, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
House
Garage / Utility Room

170 sq metres / 1830 sq feet
33 sq metres / 355 sq feet

Total
(Includes Limited Use Area)

203 sq metres / 2185 sq feet
3 sq metres / 32 sq feet



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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



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