

61 WINDMILL ROAD  
MINCHINHAMPTON



**MURRAYS**  
SALES & LETTINGS



61 WINDMILL ROAD  
MINCHINHAMPTON  
STROUD  
GL6 9EB

**BEDROOMS: 4**

**BATHROOMS: 3**

**RECEPTION ROOMS: 4**

**GUIDE PRICE £1,150,000**

- Detached Family Home
- Period Features
- Large South Facing Garden
- Driveway with Off-Street Parking
- Walking Distance to High Street
- Extended Flexible Accommodation
- Beautifully Presented
- Kitchen Garden
- Integral Garage
- Moments from Minchinhampton Common

**A detached and substantial Edwardian family home which has been extended to create wonderful, light-filled, open-plan and flexible accommodation with a large south-facing garden in the popular town of Minchinhampton**

### Description

61 Windmill Road is an imposing and exceptionally spacious detached Edwardian home, offering an abundance of character, charm, and versatile family accommodation, all set within a highly desirable and well-established residential location. This attractive period home retains a wealth of original architectural features that reflect its heritage, including a striking tessellated tiled entrance hallway and an elegant stained glass front door all of which contribute to the property's timeless appeal.

Approached via a private driveway, the frontage is enclosed by a traditional stone wall and accessed through a classic five-bar gate, providing extensive off-road parking.

Upon entering the property, an internal porch leads into a particularly spacious and welcoming inner hallway, filled with natural light and setting an immediate sense of scale and character.

To the front of the property, the formal sitting/family room is a generously proportioned space, enhanced by a large bay window that allows for excellent natural light, as well as high ceilings and a fireplace with wood burning stove that creates a warm and inviting atmosphere.

To the rear, the property opens up thanks to recent extensions into an initial impressive L-shaped open-plan sitting, dining and garden room with an abundance of natural light overlooking the garden with a second

wood burning stove. Designed with modern family living and entertaining in mind. Adjacent to this is the similarly bright kitchen and breakfast room direct access to the rear garden, plenty of storage and access through to the integral garage at the front.

Additionally, the ground floor benefits from a fully accessible guest shower room, thoughtfully positioned off the main hallway.

The first floor continues to impress, offering four well-proportioned double bedrooms. The principal bedroom at the front of the property benefits from a modern en-suite shower room whilst the other three bedrooms on this floor share a family bathroom.

The light filled second floor attic rooms have been cleverly converted to create a further bedroom or home office with separate bath and a separate WC.

A particular highlight of this home is the beautifully maintained and generously sized south-facing rear garden. This outdoor space has been carefully designed to cater to both relaxation and practicality, featuring a substantial patio area ideal for outdoor dining and entertaining, a level lawn bordered by mature shrubs and well-stocked beds, and at the far end of the garden, a dedicated vegetable growing area includes a greenhouse.



## Location

One of this property's key attributes is its proximity to both the market town of Minchinhampton and the wonderful Minchinhampton Common, with hundreds of acres of National Trust land. The town has a host of amenities including several popular cafes, a gastro pub, village shop, post office, fish and chip shop, chemist and butchers. The Common offers wonderful walks and views, a popular golf course and an excellent pub. Minchinhampton has a strong sense of community spirit with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts.

The market towns of Stroud, Nailsworth, Cirencester and Tetbury are all within a short drive and Stroud has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market.

An additional draw to the area are the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school within easy walking distance and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is less than a five minute drive or easy walk from the property and Westonbirt and Wycliffe are also within easy reach.

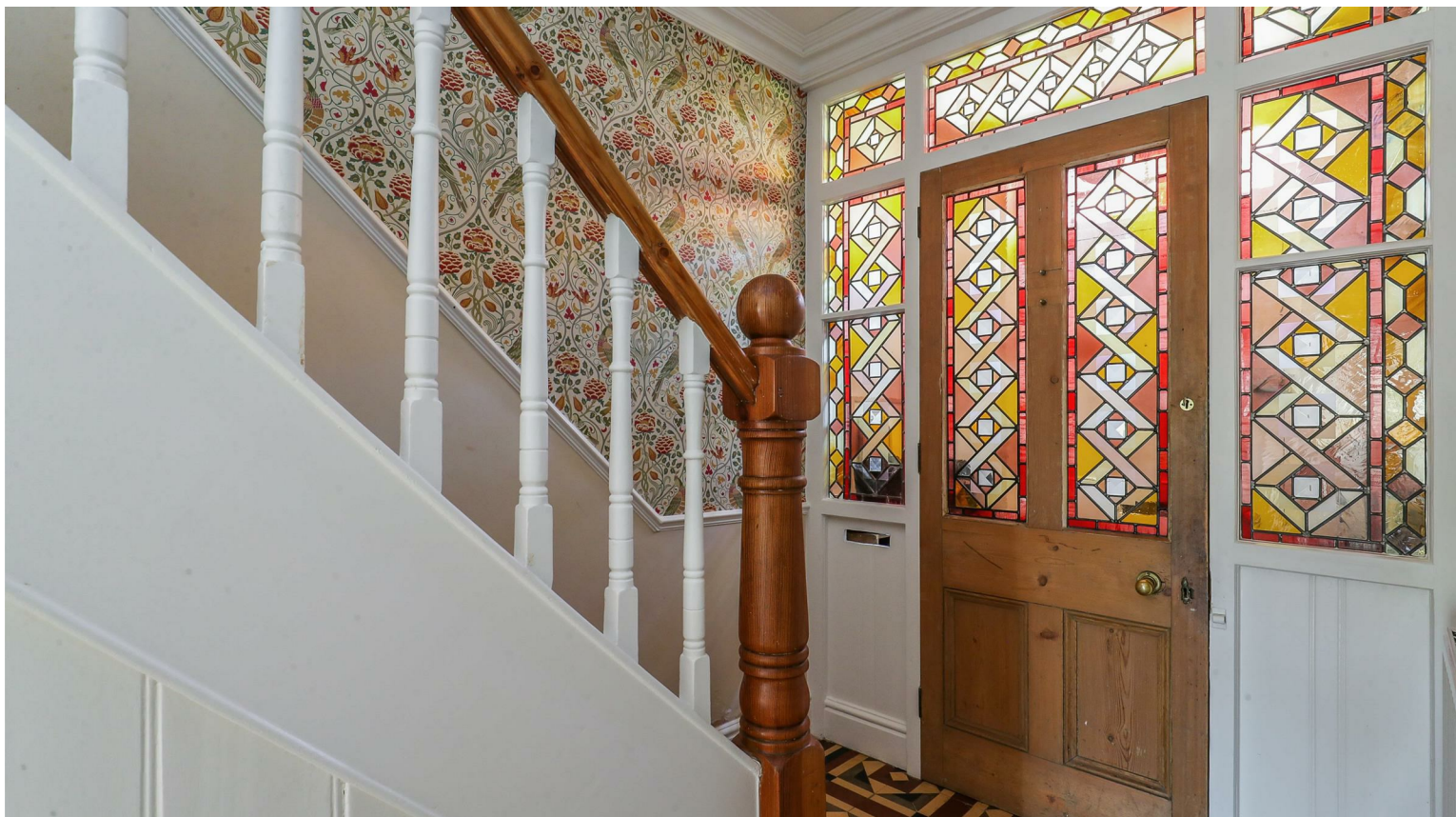
The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud or Kemble Stations and both the M5 and M4 easily accessible.



## Directions

From our Minchinhampton office turn right into West End, proceed along Windmill Road and no. 61 can be found on the left hand side shortly after the turning of Dr Crawfords Close.





# MURRAYS

SALES & LETTINGS

## Stroud

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3 King Street, Stroud GL5 3BS

## Painswick

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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

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## SERVICES

All mains services are connected to the property. Gas Central Heating. Stroud District Council tax band E - £3004.75. Ofcom Checker: Broadband - standard 7 Mbps superfast 70 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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

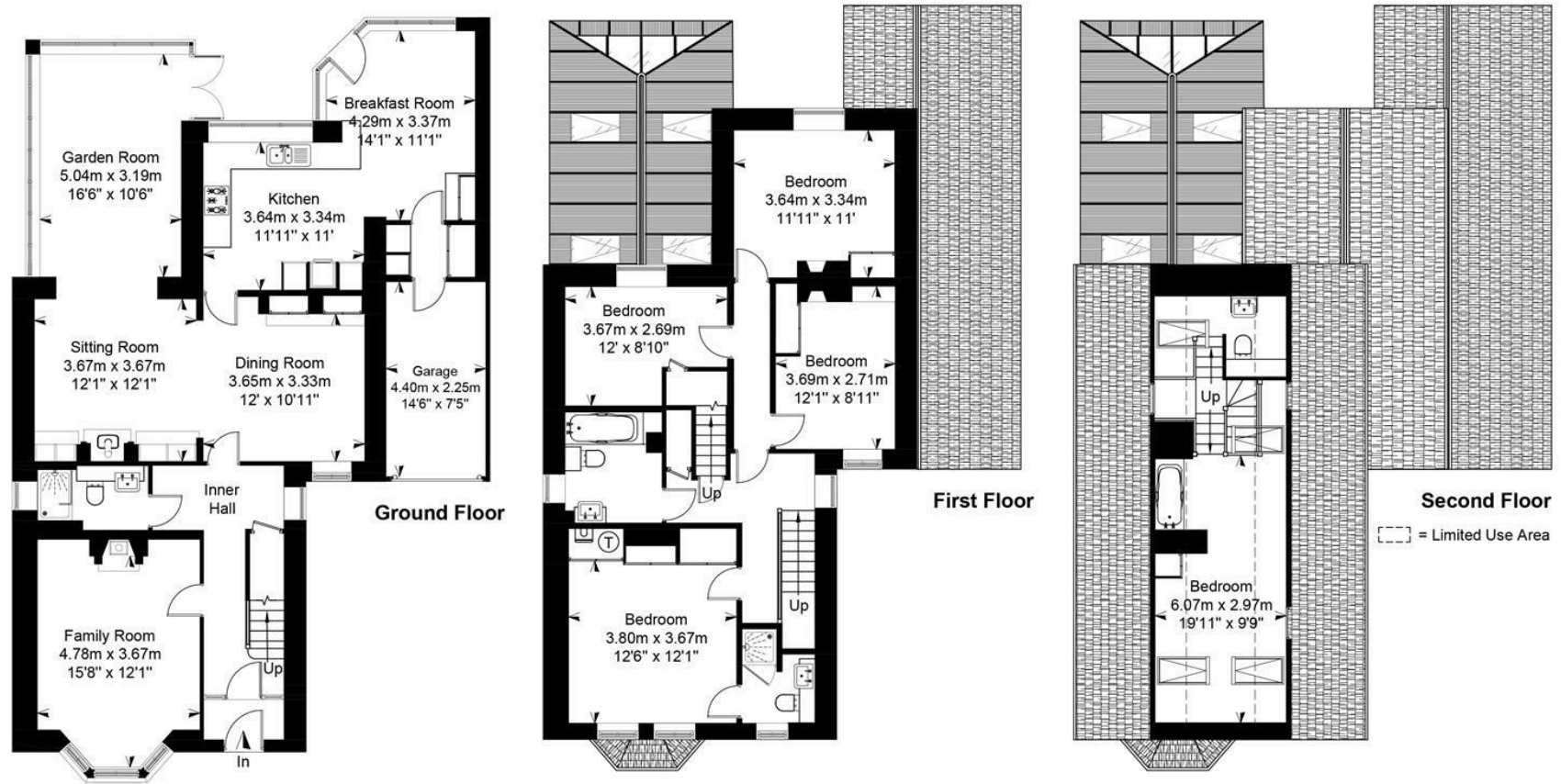
**61 Windmill Road, Minchinhampton, Gloucestershire**

Approximate IPMS2 Floor Area  
 House 215 sq metres / 2314 sq feet  
 Garage 9 sq metres / 97 sq feet  
 Total 224 sq metres / 2411 sq feet  
 (Includes Limited Use Area 14 sq metres / 150 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



**SUBJECT TO CONTRACT**

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