



27 TETBURY STREET · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

27 TETBURY STREET
MINCHINHAMPTON
STROUD
GL6 9JH

A charming Cotswold Stone 2 bedroom terraced cottage with a private rear patio garden overlooking The Lemon Field, located moments from the centre of Minchinhampton

BEDROOMS: 2

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £375,000

FEATURES

- Full of Characterful Charm
- Kitchen with Dining Area
- Inglenook Fireplace with Wood Burning Stove
- Exposed Timbers
- Rear Garden with Patio Area
- Overlooking The Lemon Field
- Town Centre Location
- Moments from all Local Amenities
- Close to National Trust Common
- Easy Access to Stroud, Nailsworth and Tetbury



DESCRIPTION

27 Tetbury Street is a terraced cottage located on this popular street in the centre of Minchinhampton. The front door leads immediately into an internal porch and in turn through to the sitting room with a statement exposed stone fireplace with wood-burning stove. This cosy room also benefits from further characterful features including a window, exposed beams and wooden floorboards.

At the rear of the property the kitchen has been extended and cleverly designed to include plenty of fitting shaker-style units and appliances as well as a dining area with integrated bench seating.

The original spiral staircase leads from the sitting room up to the first floor with a double bedroom to the front and a bathroom to the rear.

On the second floor the attic bedroom is also a double room with many exposed timbers and a delightful view over the 'Lemon Field'.

To the rear of the property steps leads up to a pretty and enclosed private patio garden.





DIRECTIONS

From our office on Minchinhampton High Street walk towards Well Hill and turn left into Tetbury Street. Continue a small distance and no. 27 Tetbury Street will be found on your left.

LOCATION

Minchinhampton is a popular historic Cotswold market town with Tetbury Street being moments from the Market Square, High Street and Minchinhampton Common.

With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town offers excellent local schooling and its own new purpose built GP surgery.

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.



Simply Plans Ltd © 2025
07890 327 241
Job No SP3935

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

27 Tetbury Street, Minchinhampton, Stroud, Gloucestershire

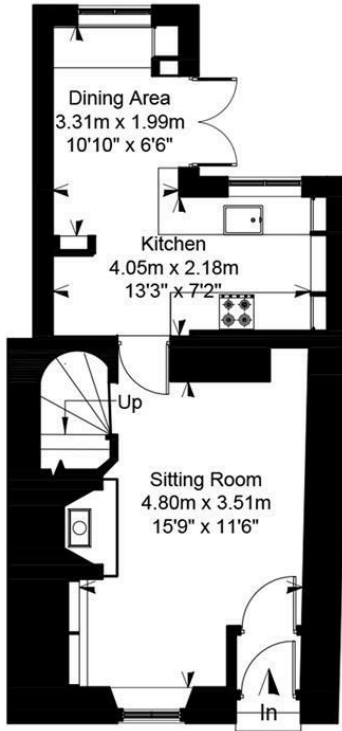


House

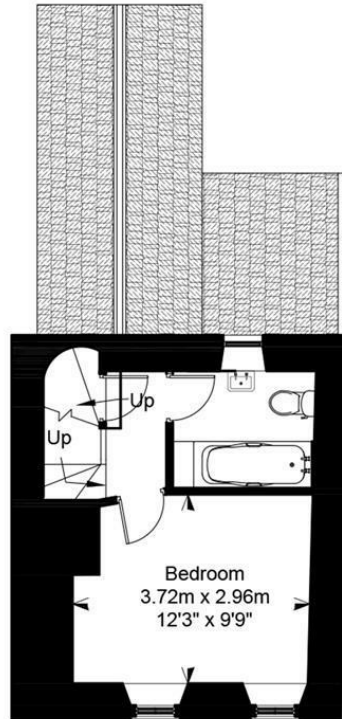
(Includes Limited Use Area

Approximate IPMS2 Floor Area
72 sq metres / 775 sq feet

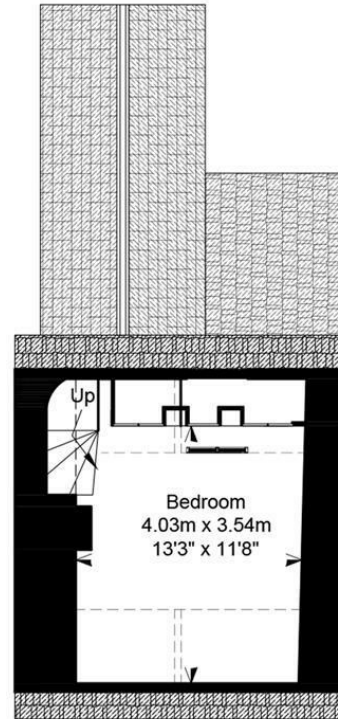
9 sq metres / 97 sq feet)



Ground Floor



First Floor



Second Floor

[] = Limited Use Area

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 CH.
Stroud District Council Tax Band C
£2,085.15 Ofcom Checker: Broadband, Standard 7 Mbps, Ultrafast 1000 Mbps.
Mobile, Inside - O2, Vodafone, Outside - EE, O2 and 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