



PARK COTTAGE · SCHOOL LANE · MINCHINHAMPTON

PARK COTTAGE  
SCHOOL LANE  
MINCHINHAMPTON  
GL6 9BP

A 4 bedroom period home in a secluded location moments from the centre of Minchinhampton's Market Place and High Street.

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

**GUIDE PRICE £840,000**

## FEATURES

- Detached Period House
- 2 Reception Rooms
- Study
- Kitchen/Breakfast Room
- 4 Bedrooms
- 2 Bathrooms
- Delightful Garden
- Integral Garage
- Secluded Location
- Close to High Street and Common



## DESCRIPTION

Park Cottage has enormous potential to capitalise on its secluded location within easy walking distance of the centre of Minchinhampton. Well-proportioned with generous sized reception rooms, it is complemented by its delightful environs with courtyard, a formal and kitchen garden.

Park Cottage has an east west aspect, so is naturally sunny. The front door open to an entrance hall with utility/cloakroom off. The two reception rooms lead off each other, overlook the front garden and each have doors opening to the garden. Both have high ceilings - the sitting room is vaulted emphasising the feeling of space. The kitchen has room for a table for family meals and conveniently connects to the adjacent garage. There are French windows leading to the courtyard.

Upstairs, to one side is the principal bedroom. It has a vaulted ceiling, exposed beams, built-in storage cupboards, a fireplace and an en-suite shower room. On the other side, a landing leads to two further bedrooms, a study and bathroom. A staircase from this landing leads to a second-floor bedroom with Velux windows and ample under-eaves

storage.

The property benefits from two gardens. The main one has lawn, mature shrubs and borders. Beyond this lies a separate kitchen garden with raised beds. The other garden, accessed from the kitchen, is a south-facing, low maintenance courtyard.





## DIRECTIONS

Leave the Market Place in a westerly direction up Bell Lane (Church on the right). Bear left at School Lane, towards the school and follow the road round to a cul-de-sac. A 5-bar metal gate on the left marks the entrance for vehicle access to Park Cottage. NB Although parking is restrictive for a large car, scope exists (subject to the necessary consents) to improve this.

## LOCATION

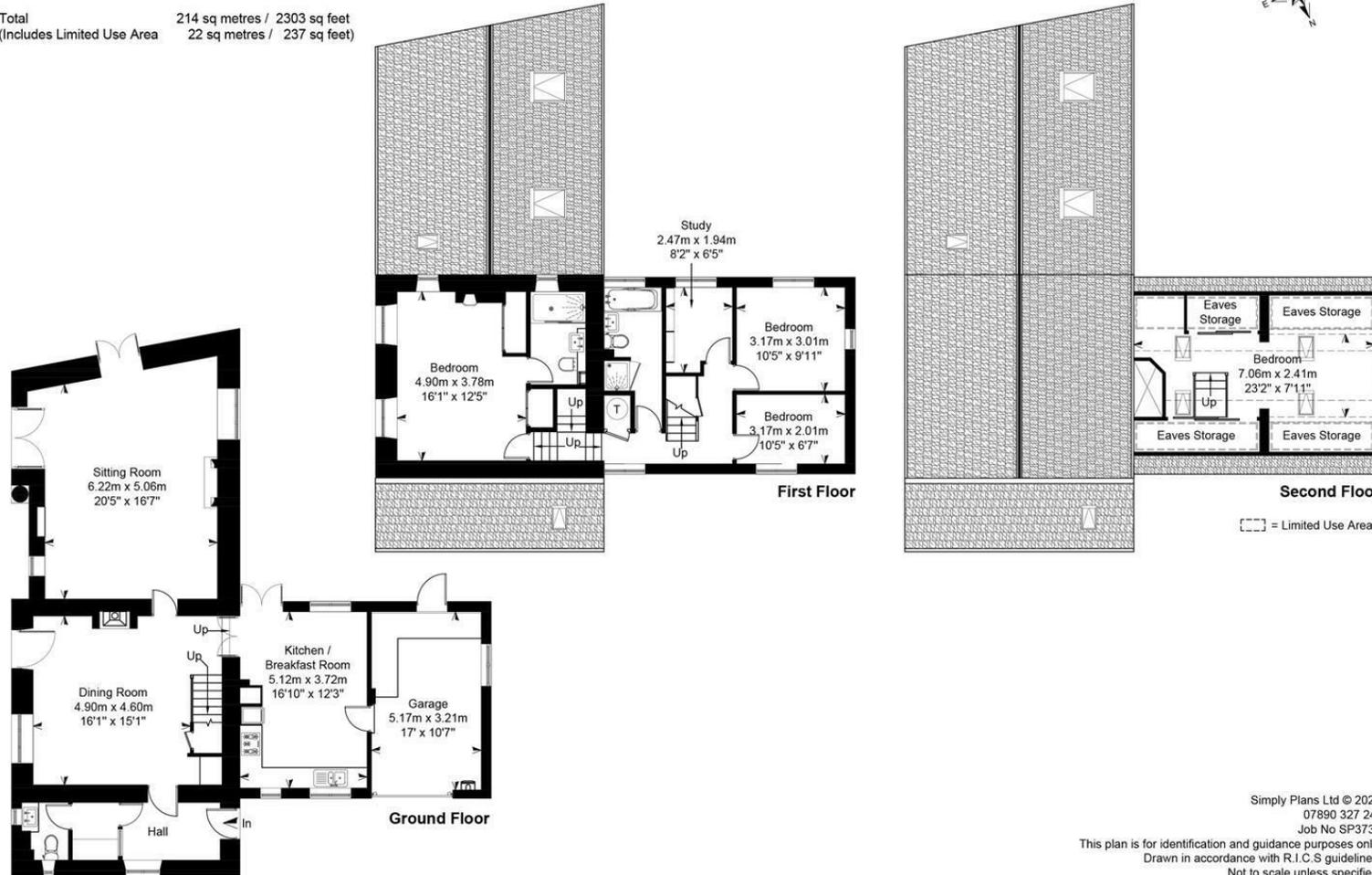
Minchinhampton is a historic small town in the southwest of the Cotswolds with Cheltenham to the north, Bristol to the south and Cirencester to the east with excellent road and rail links. London is an approximate 2 hour drive via the M4 and 70 minutes by rail from nearby Kemble Station.

The main amenities of Minchinhampton are within a short walk from Park Cottage. These include a general shop/newsagent, Boots chemist, butcher, Post Office, pub and 2 cafes. Minchinhampton Common is also within minutes for walking or exercising dogs. The town has a new doctors' surgery, library, primary school, two golf clubs, fitness centre and tennis and cricket clubs.



**Park Cottage, School Road, Minchinhampton, Gloucestershire**

Approximate IPMS2 Floor Area	
House	198 sq metres / 2131 sq feet
Garage	16 sq metres / 172 sq feet
Total	
(Includes Limited Use Area	214 sq metres / 2303 sq feet
	22 sq metres / 237 sq feet)



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 07890 327 241  
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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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**Mayfair**  
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 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 E, £2,867.10. Ofcom Checker: Broadband, Standard 6Mbps, Superfast 50 Mbps. Mobile, O2, EE, Three & Vodafone.

**SUBJECT TO CONTRACT**

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