

THE COTTAGE · SOUTHFIELD
MINCHINHAMPTON



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SOUTHFIELD
MINCHINHAMPTON
STROUD · GL6 9DY

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 2

GUIDE PRICE £995,000

- Detached Family Home
- Private Road
- Wrap Around Garden
- Integrated Garage
- Easy Access to Cirencester, Stroud & Tetbury
- Quiet Location
- Flexible Accommodation
- Ample Off-Street Parking
- South Facing Aspect
- Walking Distance to Minchinhampton Town Centre

A spacious detached family home in a quite location on a private road within walking distance of both the centre of Minchinhampton with all its amenities and 600 acres of National Trust Common.

Description

The Cottage is an attractive detached four-bedroom family home, filled with natural light thanks to its south-facing aspect, offering generous and well-balanced accommodation. Enjoying a tranquil position on a small, private estate just off the highly regarded Windmill Road, one of Minchinhampton's most desirable residential addresses.

The entrance hall, with engineered oak flooring leads through to the principal ground-floor rooms. It also accesses the guest WC, a useful utility room with a Scandinavian sauna and shower room beyond, and the staircase.

The sitting room is located at the centre of the property, the heart of the home offering a lovely balance of space and cosiness.

Mirroring the hallway with the same engineered oak flooring, it also benefits from an attractive oak beam and a beautiful Cotswold stone fireplace. Enjoying a wonderful south and west-facing double aspect the room is filled with natural light. Double doors open into the adjacent dining room, while patio doors lead directly onto the veranda, creating an easy connection between the house and garden.

The veranda is a delightful extension of the living accommodation and provides a sheltered outdoor space for dining, entertaining or simply enjoying the garden. Its attractive stone flooring and removable sectional awning side panels allow the space to be enjoyed in a variety of weather conditions and throughout much of the year.

On the other side of the property is a well-appointed kitchen/breakfast room a stable door opening directly to the garden. The kitchen is well equipped with solid stone worktops Neff built-in oven and induction hob, and an excellent range of storage.

A solid wood staircase leads to a bright first-floor landing, from which all four bedrooms and the family bathroom are accessed. Two sun tunnels bring an abundance of natural daylight to the landing, while there is also access to the loft.

The dual aspect principal bedroom is a particularly spacious king-sized room with a large modern ensuite shower room. There is a second en-suite bedroom and two further double bedrooms sharing the sizeable family bathroom.

Outside, the property is surrounded by a private, enclosed and beautifully established wrap-around garden. A generous combination of patios and seating areas provides plenty of opportunities for outdoor dining and entertaining with different areas thoughtfully positioned to make the most of the sunshine throughout the day. Landscaped with flower and herb boxes, mature trees and shrubs, incorporating Cotswold stone walls with upper and lower lawns. There is also a pond with waterfall and a substantial vegetable garden area and a greenhouse with power and water supply.

At the front, the driveway is finished with attractive resin-bound surfacing and provides parking for three cars, together with a carport. An up-and-over door leads into the integrated garage which also has rear access to the garden.



Location

The Cottage is located in a peaceful and private setting, ideally positioned within easy walking distance of Minchinhampton Common and the heart of this sought-after Cotswold market town.

Ideally placed for enjoying the very best of village and country life. Minchinhampton Common, with its approximately 650 acres of National Trust land, is just a few hundred yards away, offering wonderful opportunities for walking, golf and outdoor pursuits. The town centre is also within easy walking distance and provides an excellent range of everyday amenities, including a general store, traditional butcher, chemist, two cafés, a gastro pub at The Crown, and a modern purpose-built doctors' surgery.

Minchinhampton is renowned for its welcoming community and excellent choice of recreational facilities. There are active tennis, rugby, football and cricket clubs, together with three challenging golf courses within the immediate area.

The neighbouring towns of Nailsworth and Stroud are both readily accessible, offering an excellent selection of independent shops, cafés and everyday amenities. Stroud is home to a Waitrose and its award-winning Saturday Farmers' Market, while Nailsworth is particularly well known for its excellent food shops, including Williams delicatessen with its fresh fish counter and the award-winning Hobbs House Bakery.

The area is also highly regarded for its educational opportunities. Minchinhampton Primary School is close by, while a wide choice of well-regarded secondary schools, including grammar schools in both Stroud and Gloucester, are within easy reach.

For commuters, the property is particularly well located, with Bristol, Cheltenham and Gloucester all accessible by road. London is under two hours away by road, while Stroud railway station provides a direct rail service to London Paddington in approximately 90 minutes.



Directions

Leave our Minchinhampton office into West End and continue on into Windmill Road. The turning into Southfield is found on the left, a short distance after Dr Browns Road. Turn into Southfield over the cattle grid and bear right. The Cottage is the 5th house on the right.





MURRAYS

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Minchinhampton

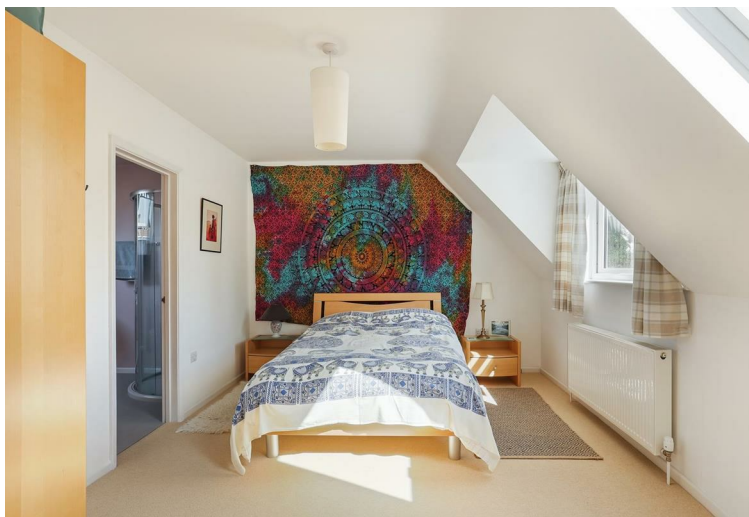
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TENURE

Freehold

EPC

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SERVICES

All mains services are connected to the property. Gas CH. Stroud District Council Tax Band: E Charge: £3004.75 (26/27). OFCOM checker broadband: Standard 7 Mbps, Ultrafast 1000 Mbps. Mobile Three, O2, EE and Vodafone all good outdoor and variable indoor.

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

The Cottage, Southfield, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House

189 sq metres / 2034 sq feet

Garage

17 sq metres / 183 sq feet

Total

206 sq metres / 2217 sq feet

(Includes Limited Use Area)

6 sq metres / 64 sq feet

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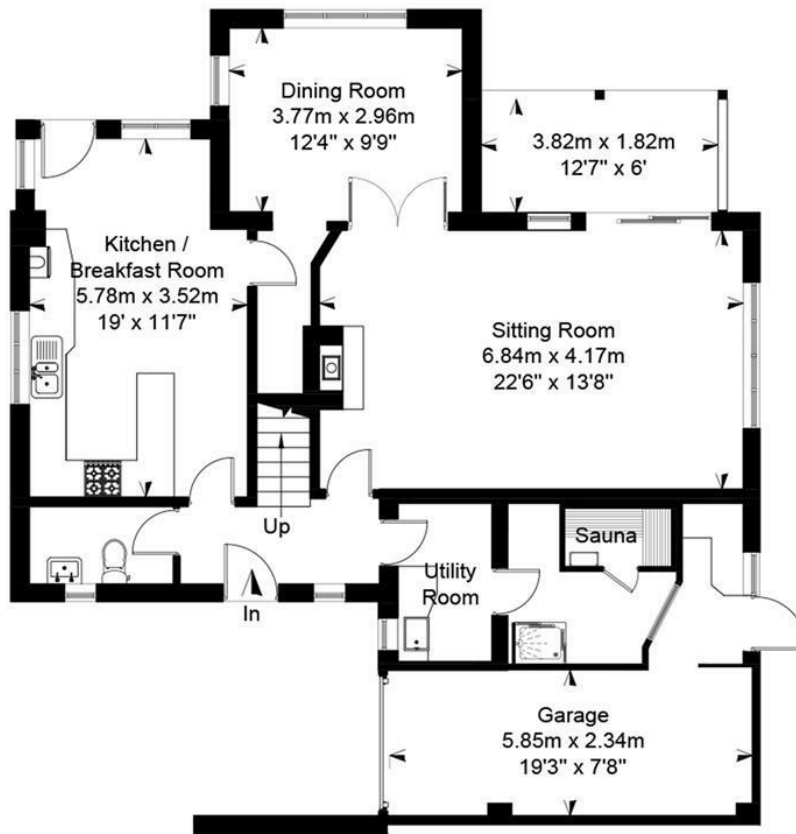
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Ground Floor



First Floor

SUBJECT TO CONTRACT

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