

5 · BESBURY PARK
MINCHINHAMPTON · STROUD



MURRAYS
SALES & LETTINGS

5 BESBURY PARK
MINCHINHAMPTON
STROUD
GL6 9EN

A bright and intelligently extended 4 bedroom detached family home located in the popular and quiet location of Besbury Park

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £625,000

FEATURES

- Detached
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Front & Rear Gardens
- Open Plan Kitchen/Dining Room
- Principle Bedroom with En-Suite Shower Room
- Driveway Parking
- Walking distance to The Common & centre of Minchinhampton
- Freehold



DESCRIPTION

5 Besbury Park is a wonderfully proportioned and spacious family home.

An external porch leads into a bright central hallway with a cleverly configured ground floor. On one side of the property it offers modern open-plan living incorporating kitchen/dining and sitting room with direct access to the rear garden. There is also a separate cosy garden room which is perfect as a home office or snug with double doors to a patio. Useful interconnecting utility and store rooms have been created in place of the original garage. There is also a separate guest WC.

The first floor has a large dual aspect principle bedroom with en-suite shower room. There are two further large double bedrooms, a fourth bedroom and family bathroom.

The house sits comfortably in its level plot with both front and rear gardens mainly laid to lawn. There is also driveway parking for several cars.





DIRECTIONS

The property is most easily found by leaving our Minchinhampton office up the High Street, past the Market House and into Butt Street. At the junction turn right onto the Cirencester Road and then take a left into Besbury Park after a few hundred yards. Enter Besbury Park, turn left and No.5 will be found on your left hand side.

LOCATION

Minchinhampton is a popular historic Cotswold market town with an abundance of local amenities 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 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.



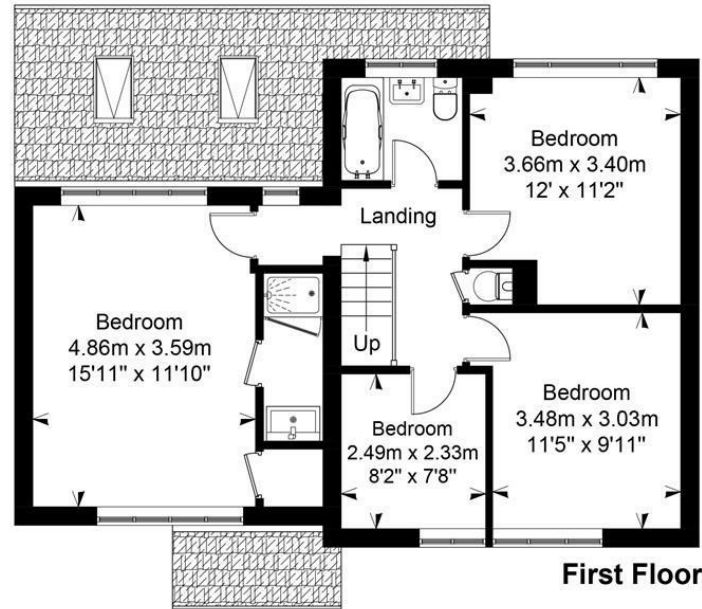
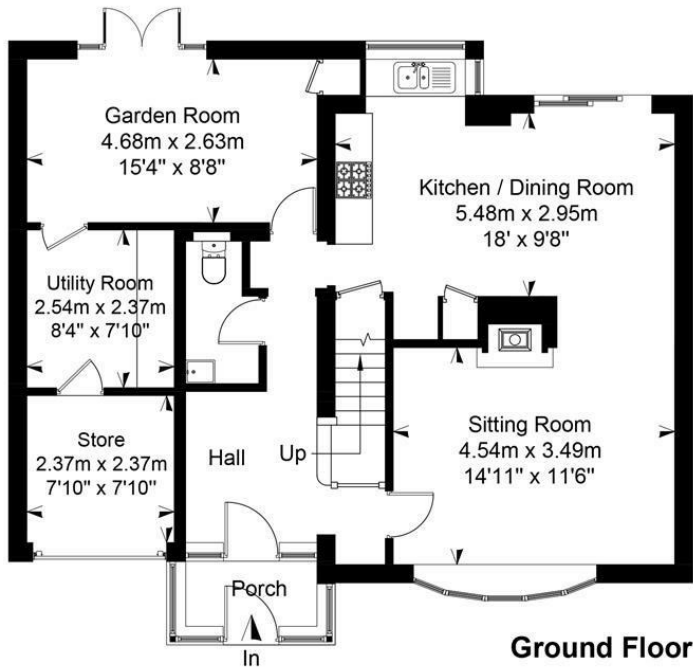
5 Besbury Park, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area

House 141 sq metres / 1517 sq feet

Store 5 sq metres / 54 sq feet

Total 146 sq metres / 1571 sq feet



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07890 327 241

Job No SP3710

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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TENURE

Freehold

EPC

D

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F, £3208.87. Ofcom Checker: Broadband, Standard 28 Mbps, Ultrafast 1000 Mbps. Mobile, O2, EE, Three & Vodafone.

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