



20 TETBURY STREET · MINCHINHAMPTON

**MURRAYS**  
SALES & LETTINGS

20 TETBURY STREET  
MINCHINHAMPTON  
STROUD  
GL6 9JH

A charming 2 bedroom period cottage with a south-facing sun room and courtyard garden in the centre of Minchinhampton

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £395,000**

## FEATURES

- Grade II Listed
- Cotswold Stone Cottage
- Enclosed Garden
- Sun Room
- South Facing Aspect
- Town Centre Location
- Moments from Local Amenities
- Close to National Trust Common Land
- Easy Access to Stroud, Nailsworth & Tetbury
- Offered Chain Free



## DESCRIPTION

20 Tetbury Street is a mid-terraced Cotswold stone town house in the centre of the popular Market Town of Minchinhampton.

The front door leads directly into a large sitting room with generous ceiling height, and a feature exposed stone fireplace with wood burning stove.

Beyond the sitting room, to one side of the staircase are the downstairs cloakroom and utility room with external access, plumbing for a washing machine and space for freezer. To the other side is the kitchen leading through to the rear sun room both benefiting from electric underfloor heating. The sun room has double doors opening to the enclosed south facing courtyard garden, with both patio and lawned areas which in the summer months creates a free-flowing entertaining space.

On the first floor is a light and spacious double bedroom with built in wardrobes and the bathroom. On the second floor is another very sizeable double bedroom with exposed timbers and a small door leading to a useful boarded attic space.



## DIRECTIONS

The property is most easily found by leaving our Minchinhampton office into Tetbury Street and number 20 can be found on the right hand side shortly after the turning for Chapel Lane.

## LOCATION

Minchinhampton is a buzzing market town with a strong sense of community. The town benefits from excellent amenities, including a post office, a fantastic coffee shop, an independent cafe and a popular Gastro pub (The Crown). There is also an excellent selection of retailers including a butcher, chemist, general store, hairdresser and even a highly acclaimed wedding dress shop.

20 Tetbury Street is moments from Minchinhampton Common, offering over 600 acres of National Trust land. There are excellent sporting facilities including 3 golf courses, two championship level, as well as rugby and tennis clubs.

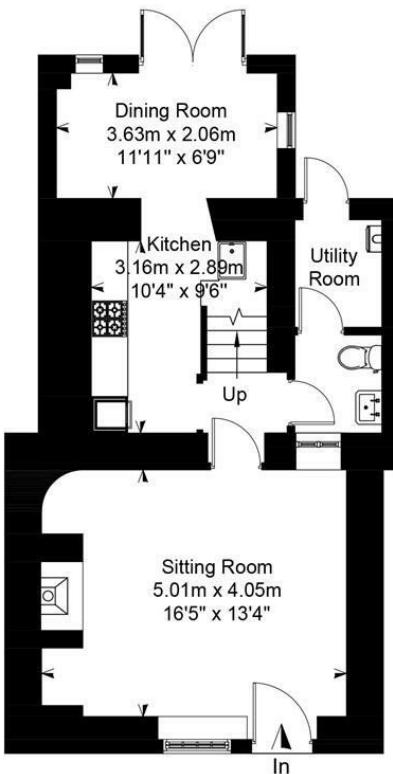
A choice of excellent schools is a key draw to the area, not least Minchinhampton Primary School, located just a short walk way, but also several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of popular secondary schools.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 and M4 motorways are also easily accessible.

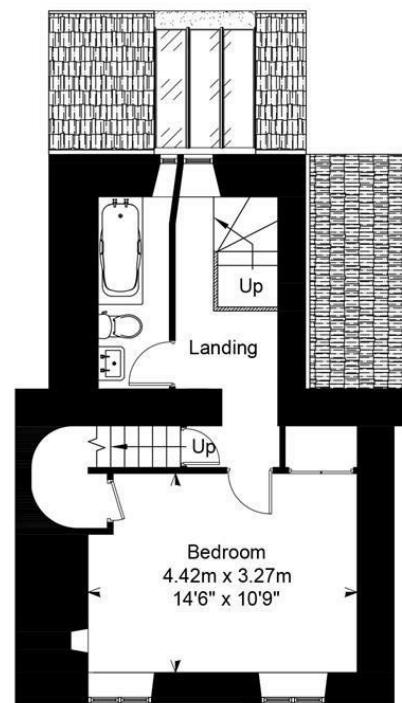




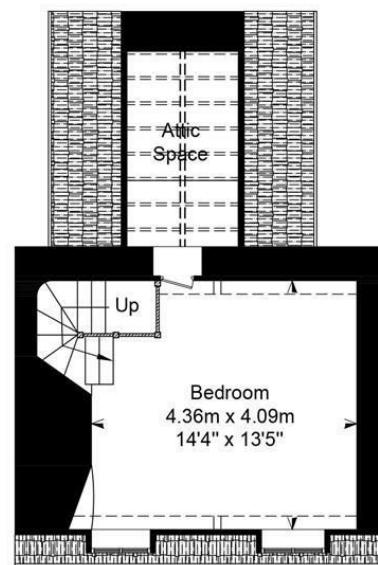
## 20 Tetbury Street, Minchinhampton, Stroud, Gloucestershire



**Ground Floor**



**First Floor**



**Second Floor**

House  
(Includes Limited Use Area)

Approximate IPMS2 Floor Area  
98 sq metres / 1055 sq feet

6 sq metres / 64 sq feet)

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07890 327 241  
Job No SP3941

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

**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

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### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band C - £2,085.15. Ofcom Checker: Broadband - standard 9 Mbps ultrafast 1000 Mbps, Mobile Networks - Indoor O2, outdoor all likely

### 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