



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

House

Approximate IPMS2 Floor Area
98 sq metres / 1055 sq feet

(Includes Limited Use Area

6 sq metres / 64 sq feet)

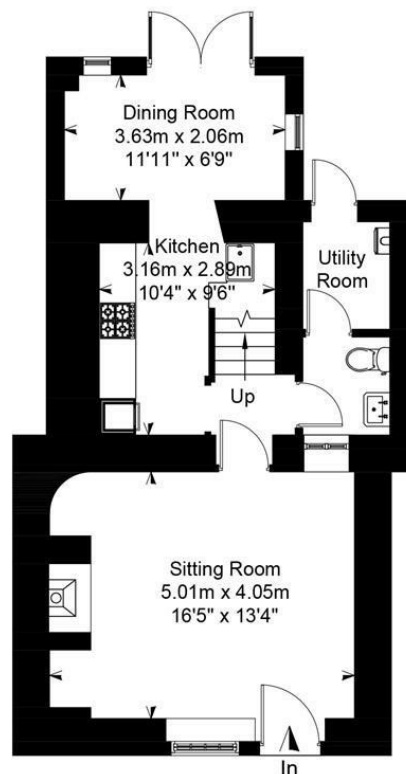
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This plan is for identification and guidance purposes only.

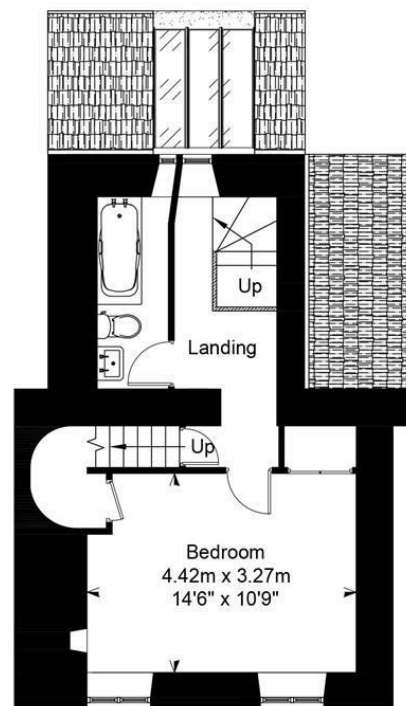
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

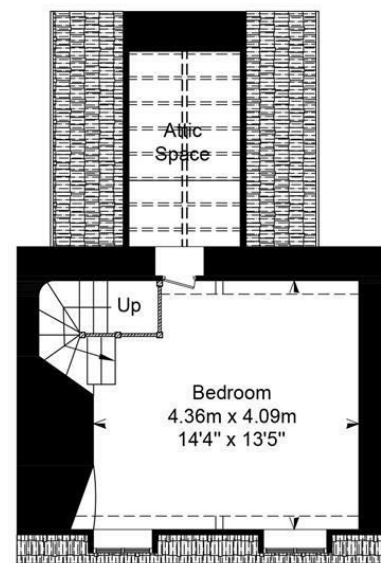
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Second Floor

MURRAYS
SALES & LETTINGS

Stroud

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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
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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 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

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