

18 DR BROWNS CLOSE
MINCHINHAMPTON



MURRAYS
SALES & LETTINGS

18 DR BROWNS CLOSE
MINCHINHAMPTON
STROUD
GL6 9DW

A spacious and light filled detached bungalow in the popular Dr Browns Close, a short walk to Minchinhampton Common, the popular primary school and Minchinhampton High Street with all it's local amenities

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £525,000

FEATURES

- Sought After Location
- Quiet and Peaceful
- Detached Bungalow
- Level Front and Rear Gardens
- Driveway with Parking for Several Cars
- 22ft Sitting/Dining Room
- Detached Double Length Garage
- Close to Amenities
- Short Walk to Minchinhampton High Street & The Common



DESCRIPTION

This well presented and bright detached three bedroom bungalow is located in a quiet and popular cul-de-sac, offering peace and quiet but with a real sense of community.

Sitting comfortably in the middle of it's generous level plot, a front lawn with additional driveway, offering off-street parking for several cars, leads to the double length detached garage and a front door at the side of the home.

A porch area leads through to the hall with the large 22ft sitting/dining room directly ahead. A large and flexible entertaining space, with a useful serving hatch to the adjacent kitchen.

The kitchen, at the rear of the property has been recently modernised and has direct access to the rear garden.

To the other side of the property are the three bedrooms. The principal overlooking the front of the house has a large fitted double wardrobe, whilst the other two rooms (both doubles) could be used as a home office or snug if wanted.

A shower room and separate WC with sink conclude the internal accommodation.

Externally, the front garden, laid to lawn, has some established shrubbery to add privacy, whilst the rear garden, also laid to lawn, benefits from two pretty fruit trees, and side access to the garage. There are also useful and practical side gates on either side of the property.





DIRECTIONS

From our Minchinhampton office head along West End towards the common, taking the first right into Dr Brown's Road. After approximately 100 yards, take the first left over the cattle grid into Dr Brown's Close, then next left and the property will be halfway down on the right hand side.

LOCATION

18 Dr Browns Close is located a short walk from the centre of Minchinhampton and a few minutes from Minchinhampton Common.

Minchinhampton is a delightful market town with excellent amenities and a strong sense of community. Centred around a charming market square, the town benefits from a general store, butcher, chemist, several coffee shops, parish church and a popular gastro pub. There is also doctors practice.

Minchinhampton Common is a two minute walk from the property, offering over 650 acres of National Trust common land, providing a wonderful source of walks or cycle rides, as well as hosting a popular golf course.

Larger towns nearby include Nailsworth and Stroud. Nailsworth offers free parking and an outstanding delicatessen, William's Kitchen, with excellent fresh fish counter plus a further broad range of independent retailers. Nearby Stroud has a Waitrose plus several other leading supermarkets. Regular services run from Stroud mainline station into London Paddington, circa 90 minutes.

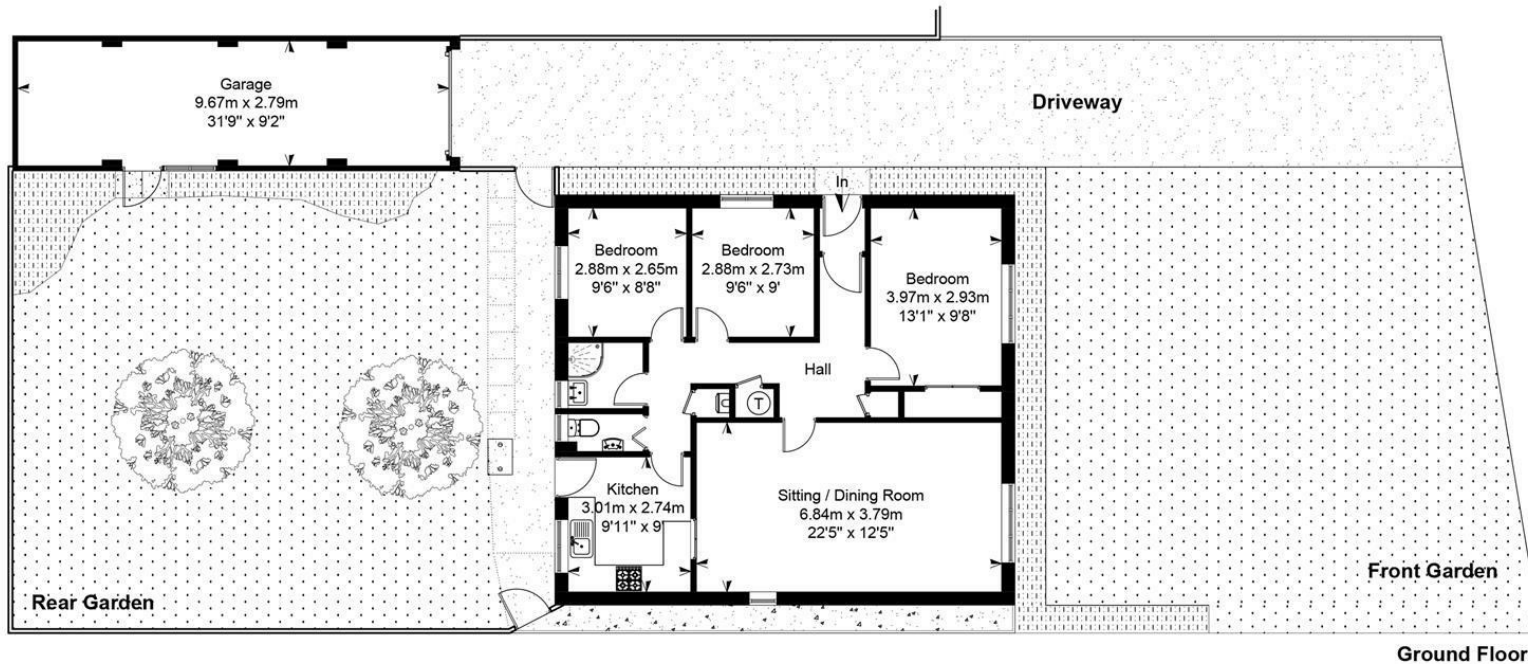


18 Dr Browns Close, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 83 sq metres / 893 sq feet
Garage 27 sq metres / 291 sq feet

Total 110 sq metres / 1184 sq feet



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Job No SP3853

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

Outbuildings

Not Shown In Actual Location Or Orientation

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

D

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band E, £2,867.10 payable 2025/26. Ofcom checker: Broadband Standard 8 Mbps, Superfast 80 Mbps. Mobile EE, O2, Three & Vodafone

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