The Haven

Old Common · Minchinhampton

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The Haven Old Common
Minchinhampton
Stroud
GL6 9EH

A well proportioned detached family home in a quiet location close to the centre of Minchinhampton and The Common, offering the opportunity to modernise and update.

BEDROOMS: 4
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £575,000

FEATURES

- Detached
- Opportunity to Modernise and Update
- Well Proportioned Rooms
- Level Gardens
- Off-Street Parking
- Integral Garage
- No Through Road
- Walking Distance to Town Centre Amenities
- Easy access to Cirencester, Stroud, Tetbury & Nailsworth
- No Onward Chain

DESCRIPTION

The Haven is a detached family home located on a quiet no through lane, which sits comfortably in the middle of its plot with both front and rear gardens.

The pracical accommodation is set over ground and first floors with a central porch leading through to a spacious reception hall.

To one side of the property is a sizeable sitting room overlooking the front garden with double doors to the rear dining room with french doors giving direct access to the rear garden. This open plan arrangement easily accommodates modern living. To the other side of the ground floor is the modern fitted kitchen with a useful door accessing the side of the property. There is currently an integrated garage adjacent to this at the front which could easily be coverted to create further internal accommodation (subject to the necessary planning permissions). There is also a guest WC.

On the first floor are four double bedrooms off a large and bright central landing sharing a seperate family bathroom.

A private driveway at the front of the property provides comfortable off-street parking for two cars with additional space available to increase this if wished.

The south-facing front garden is bordered by a Cotswold Stone wall and hedging providing privacy and there is also side access on both sides to the rear garden which is level and mainly laid to lawn.

The property has been owned by the same family for approximately 60 years and offers the new owners the opportunity to update and modernise to create a wonderful family home.

DIRECTIONS

From our Minchinhampton Office proceed along the High Street into Butt Street. Shortly before the junction with Cirencester road, turn right over the cattle grid into Summersfield Road and follow this round to the left until its junction with Old Common. Turn right and The Haven can be found approximately 100 meters on your left opposite the green.

LOCATION

Old Common is a quiet cul-de-sac in the north-east corner of the popular market town of Minchinhampton, with the lane ending in direct access onto National Trust Common.

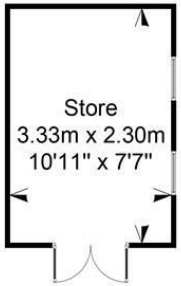
The property is within walking distance of the historic Market Place and High Street, with a wealth of local amenities including The Crown bistro pub, Cucina di Amalfi Italian restaurant, Henry's café, grocery store, hairdresser, chemist, butcher, Post Office and other independent shops. The town also has a library, purpose-built GP surgery and numerous sports clubs, including two golf clubs nearby.

Minchinhampton is conveniently situated between Stroud, Cirencester and Tetbury, with regular bus links. Nearby Nailsworth offers excellent independent shops, including William's delicatessen and Hobbs bakery, while Stroud has an award-winning Saturday Farmers' Market, Waitrose and other supermarkets, a leisure centre and multiplex cinema.

The area is particularly well served by excellent schools, with highly regarded Minchinhampton Primary School and a choice of sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham.

London is under two hours by road, while Kemble Station is around 70 minutes by train and Stroud Station around 90 minutes. The M5 is also easily accessible via Junction 13.

The Haven, Old Common, Minchinhampton, Gloucestershire



Outbuilding
Not Shown In Actual Location Or Orientation

	Approximate IPMS2 Floor Area
House	116 sq metres / 1249 sq feet
Garage	13 sq metres / 140 sq feet
Store	7 sq metres / 75 sq feet
Total	136 sq metres / 1464 sq feet

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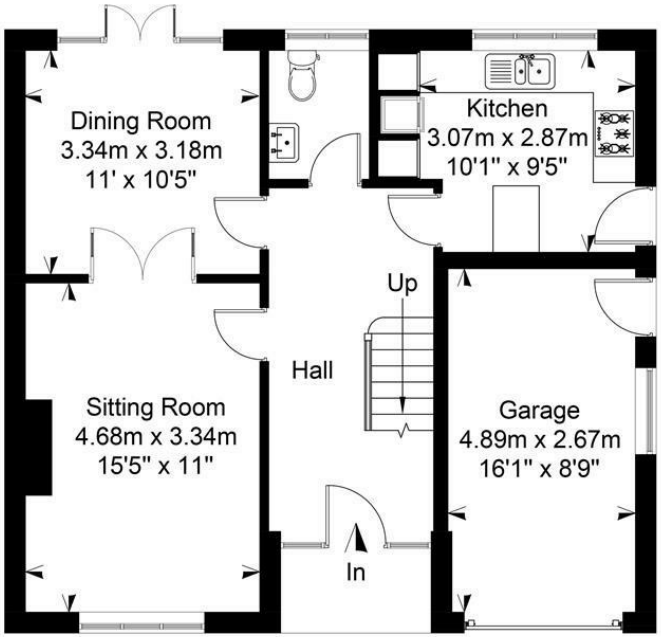
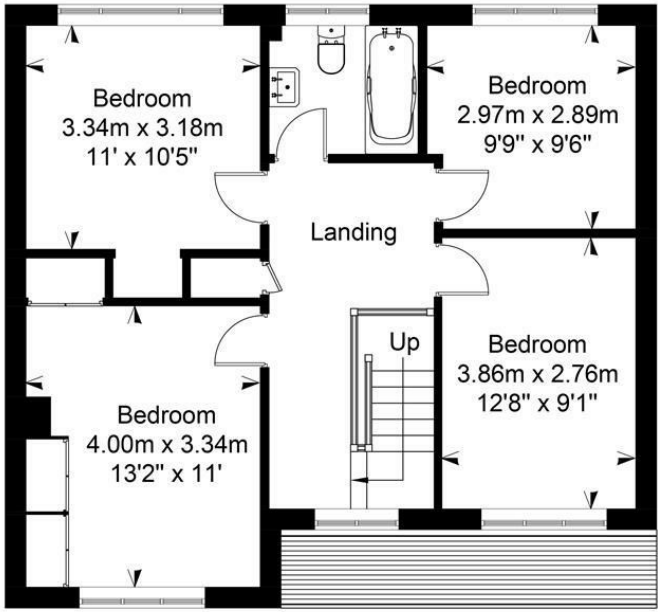
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor

SUBJECT TO CONTRACT

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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 connected to the property. Gas Central Heating. Stroud District Council tax band E - £3,004.75 Ofcom Checker: Broadband - standard 6 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three all good outdoor and variable indoor

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