10 Besbury Park
Minchinhampton

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10 Besbury Park
Minchinhampton
Stroud
GL6 9EN

A well presented and bright detached family home located in a quiet and popular close of approximately fifty detached houses and bungalows.

BEDROOMS: 4
BATHROOMS: 1
RECEPTION ROOMS: 2

£675,000

FEATURES

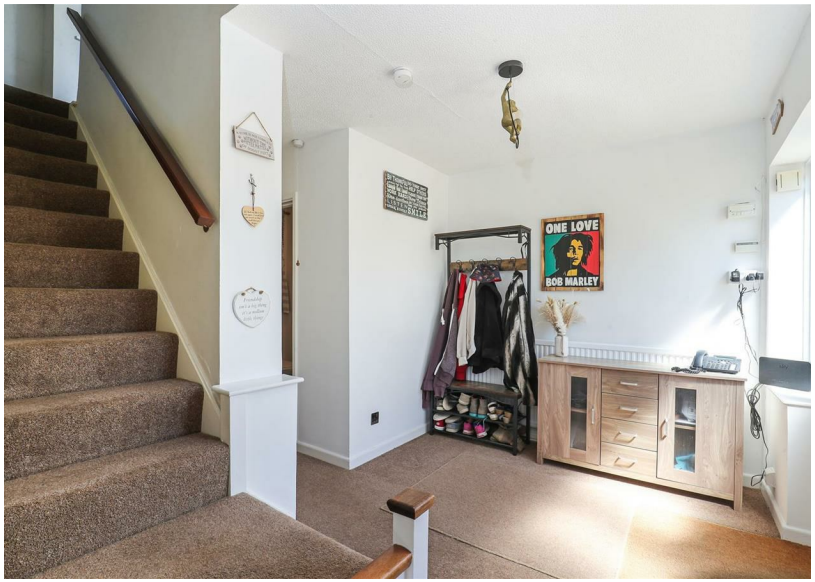
- Detached Family House
- 4 Bedrooms
- Well Presented
- Open Plan Kitchen/Breakfast Room
- Mature Enclosed Garden
- Front Garden and Driveway
- Off-Street Parking for Several Cars
- Quiet Cul-De-Sac
- Integrated Garage
- Freehold

DESCRIPTION

The spacious central hallway has a cloakroom leading off to one side and the bright sitting room with log burner to the other with double doors leading through to the open-plan kitchen/breakfast room overlooking the rear garden. Adjacent is a useful utility room with a door out to the garden and an integral garage which several neighbouring properties have converted to further living accommodation.

On the first floor there are four bedrooms of which the principal has air conditioning and its own built-in shower cubicle. There is also a family bathroom.

This detached property sits comfortably in the middle of it's sizeable plot with a mature and private rear garden as well as a large front garden with plenty of off-street parking.



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 take a left into Besbury Park after a few hundred yards. Enter Besbury Park, turn left and continue round to the right, where No.10 is on the left hand side.

LOCATION

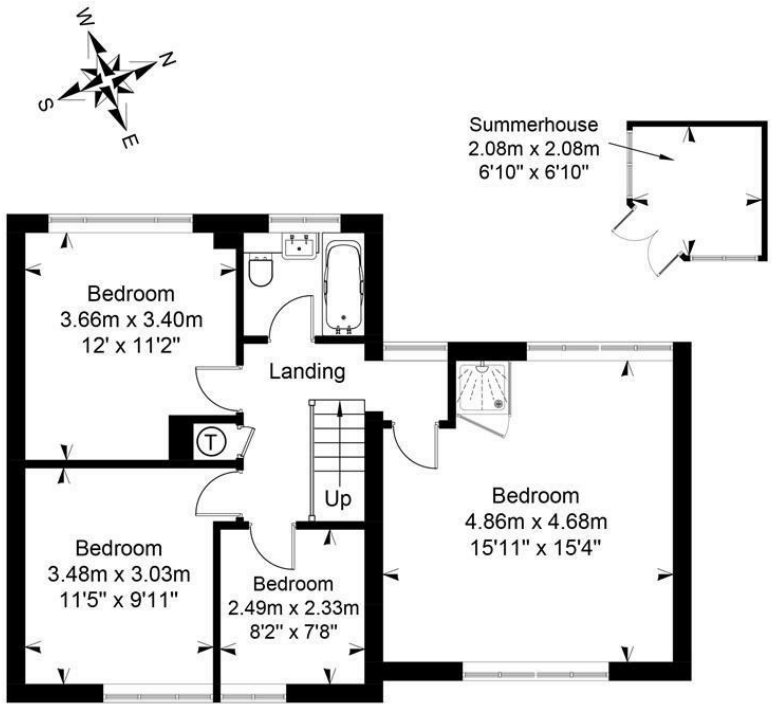
Besbury Park is an attractive and quiet development on the east side of Minchinhampton, close to its famous Common. It is a very popular address locally, within walking distance of the town's excellent facilities including doctors surgery, a general store, a butcher and chemist (among other retailers) a gastro pub (The Crown), 2 independent coffee shops and a fish and chip shop.

Providing over 600 acres of National Trust land and also host to a golf course, the common is well known for the cattle that freely graze in the summer months. Burleigh Court Hotel is within a five minute drive, offering fine dining or the perfect spot for an early evening drink following a walk. One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton has a popular primary school and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance across the common, as well as numerous other schools in the private sector including nearby Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

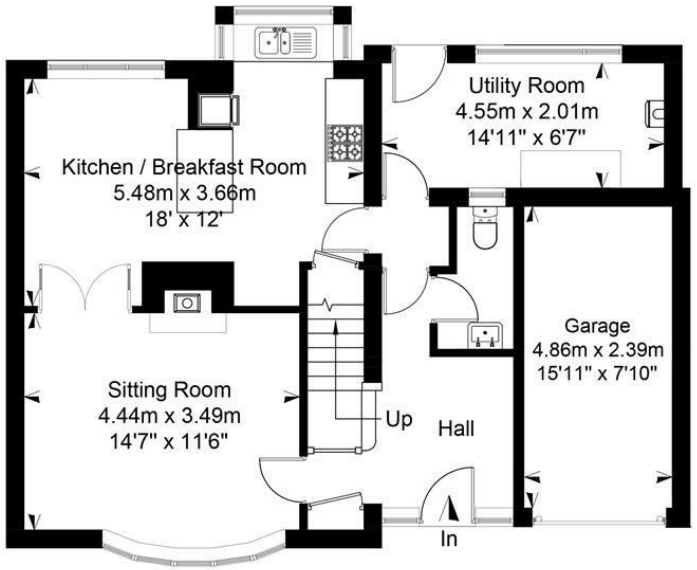
Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.

10 Besbury Park, Minchinhampton, Gloucestershire

	Approximate IPMS2 Floor Area
House	128 sq metres / 1378 sq feet
Garage	11 sq metres / 118 sq feet
Summerhouse	4 sq metres / 43 sq feet
Total	143 sq metres / 1539 sq feet



First Floor



Ground Floor

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07890 327 241
Job No SP3720
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
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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
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
All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F, £3,388.39. Ofcom Checker: Broadband - Standard 28 Mbps, Ultrafast 1000 Mbps. Mobile - Inside EE and Vodafone, Outside 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