

14 GRANGE CLOSE
MINCHINHAMPTON



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MINCHINHAMPTON
STROUD
GL6 9DF

A bright and spacious detached 4 bedroom family house on a corner plot, in a sought after and central location in the popular market town of Minchinhampton.

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £700,000

FEATURES

- Detached Family Home
- 4 Double Bedrooms
- Open Plan Kitchen/Breakfast Room
- Sitting Room
- Office/Playroom
- 2 Bathrooms
- Utility and Guest WC
- Spacious Corner Plot
- Moments from Minchinhampton Primary School
- Off Street Parking for 2/3 Cars



DESCRIPTION

14 Grange Close is a recently extended family home which sits comfortably on its corner plot offering spacious and flexible living accommodation.

The ground floor rooms lead off an unexpectedly large reception hall which also has direct access to the rear garden. A dual aspect home office, which could easily be used as a snug or playroom, is located at the front of the house with the large, but still cosy, sitting room adjacent. This leads through to the open-plan kitchen/breakfast room with double patio doors out to the garden. There is also a useful utility room/guest WC to the other side of the hallway.

On the first floor there are 4 good sized double bedrooms. One with an en-suite bathroom in addition to a separate family bathroom with both bath and shower. All the bedrooms have large windows offering excellent natural light.

To the rear and side of the property is a good sized level garden, mainly laid to lawn with mature shrubs and borders offering a sense of privacy.



A patio area leading off the kitchen/breakfast room offers plenty of space for entertaining and there is a further separate patio area making the most of the afternoon and evening sun. To the side of the house, hidden behind trellis is a useful garden utility area with two sheds. The large driveway to the front of the property offers several off-street parking spaces.





DIRECTIONS

14 Grange Close is most easily found by leaving our Minchinhampton office onto West End which merges with Windmill Road after a few hundred yards. Turn right into Dr Browns Road and then right again into Cambridge Way. Grange Close is then the first turning on the right with No.14 the first house on the left.

LOCATION

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for its 650 acres of National Trust Common land and the cows that roam freely in the summer months, often frequenting the High Street, the town is full of character.

With excellent amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (Cucina di Amalfi & Henry's) a post office, pharmacist, butcher, general store and doctors surgery. The area has much to offer, with lovely walks, three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school. The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.



14 Grange Close, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 158 sq metres / 1700 sq feet

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07890 327 241

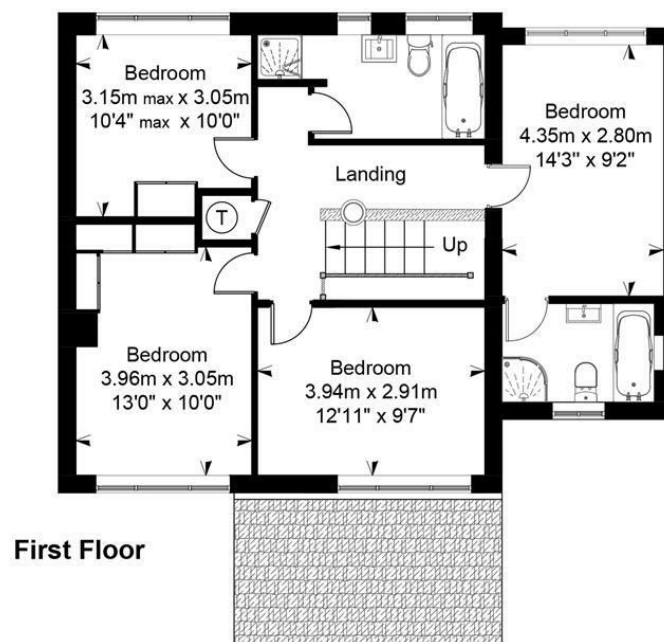
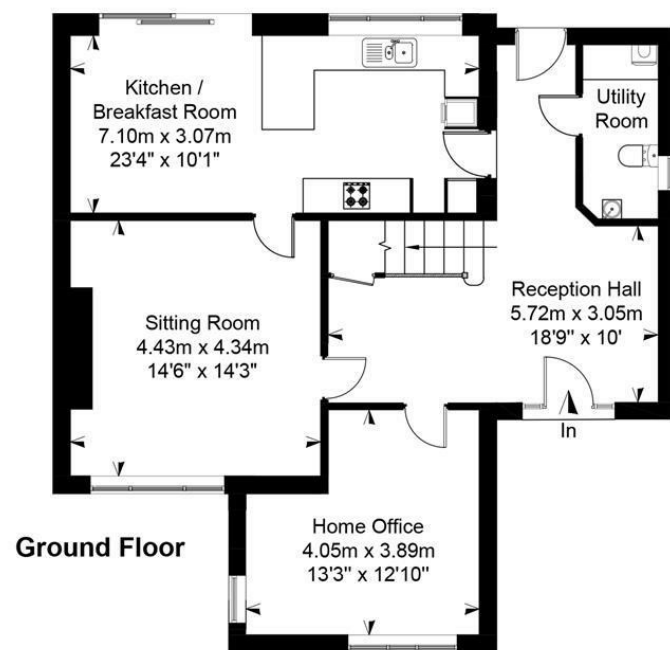
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This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

IPMS = International Property Measurement Standard



SUBJECT TO CONTRACT

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info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

All mains services are believed to be connected to the property. Gas CH.
Stroud District Council Tax Band E,
£2867.10. Ofcom Checker: Broadband - Standard 8 Mbps, Ultrafast 1000 Mbps.
Mobile - Indoor: O2 likely, others limited, Outdoor: all likely.

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