

CHERRY TREE COTTAGE

BURLEIGH



Cherry Tree Cottage, Burleigh, Stroud, Gloucestershire, GL5 2PQ

A FOUR BEDROOM DETACHED FAMILY HOME OFFERING FLEXIBLE ACCOMMODATION IN AN UN-SPOILT AND QUIET RURAL LOCATION WITHIN EASY REACH OF MINCHINHAMPTON COMMON AND HIGH STREET

Porch, Reception Hall, Kitchen/Breakfast Room, Conservatory, Sitting Room, Dining Room/Snug, 4 Double Bedrooms, Family Bathroom, Shower Room, Downstairs WC, Detached Stone Stable/Outbuilding, Driveway with Detached Garage and Off-Street Parking

GUIDE PRICE £750,000

DESCRIPTION

Cherry Tree Cottage is located along a quiet lane in an un-spoilt rural position with far-reaching views. Secluded and offering privacy, whilst still being within walking distance of Minchinhampton Common and Minchinhampton High Street and all its useful amenities. With flexible accommodation, over two floors, the property works equally well as a larger four bedroom family home, or a three bedroom home with attached one bedroom annexe.

An external porch leads to a large central reception hall with original tiled flooring and beamed ceiling. To the right of this, in an extension, is a modern open-plan kitchen/breakfast room with direct access to the rear garden. To the rear of the hall is the conservatory. To the left of the hall is the dual aspect dining room/snug with brick fireplace and the original staircase leading to three of the double bedrooms and family bathroom. Beyond the dining room/snug is a large sitting room which has double doors out to the front garden and a door to the second staircase. This leads up to the fourth double bedroom and adjacent shower room which are separate from the other rooms on the first floor.

The property sits comfortably in the middle of a rectangular plot, with private lawned gardens both front and rear. In addition there is a gated driveway offering off-street parking, a detached good-sized garage and separate detached Cotswold stone stable/out-building with possible further options for conversion.

DIRECTIONS

From our Minchinhampton office head up the High Street onto Butt Street until you reach the main Cirencester Road. Turn left and after circa 400 yards turn right into Burleigh Lane. Continue down Burleigh Lane taking the left hand fork (after 700 yards) and continue down the lane where Cherry Tree Cottage can be found, set back, on your left hand side.

LOCATION

Cherry Tree Cottage is located on a quiet lane just moments from Minchinhampton Common. Set in an exclusive and sought after location with a lovely sense of community, Cherry Tree Cottage is within walking distance of Minchinhampton High Street with all its local amenities and Minchinhampton Common, providing over 600 acres of National Trust land and also host to a golf course. Minchinhampton has numerous amenities including a popular pub, several cafes, village shops and a sought after primary school. Burleigh itself also has a boutique hotel with fabulous restaurant. One of the key draws to the area is the excellent choice of schools. In the state sector these include numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, these include Beaudesert Park which is just a short distance across the common, as well as numerous others, 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 farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M4 and M5 motorways are also easily accessible.

TENURE Freehold

EPC EER: Current 56 / Potential 68

SERVICES Water and Electricity are connected to the property. Oil fired Central Heating. Mains drainage. Stroud District Council tax band E - £2,715.20. Ofcom Checker: Broadband - standard 19 Mbps , Mobile Networks - EE, O2, Vodafone, Three

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

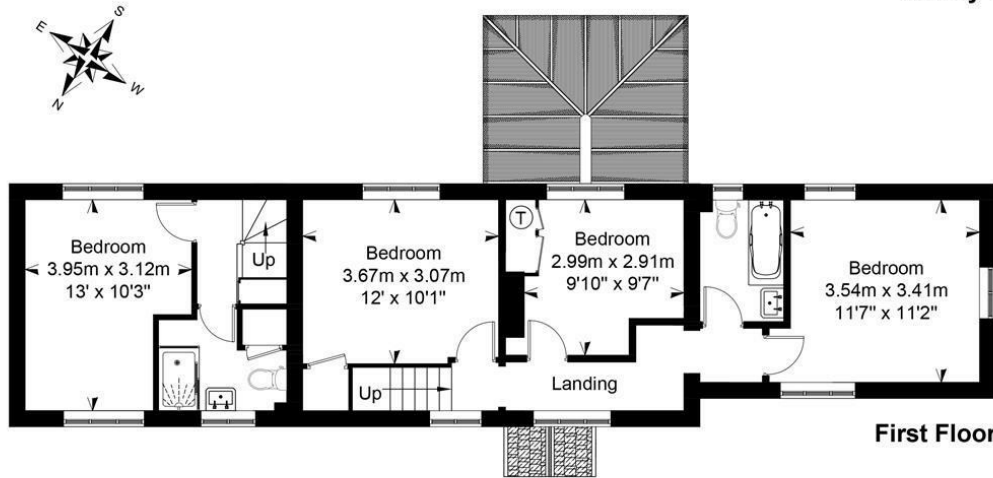
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SUBJECT TO CONTRACT

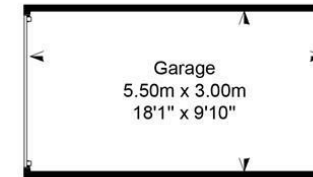
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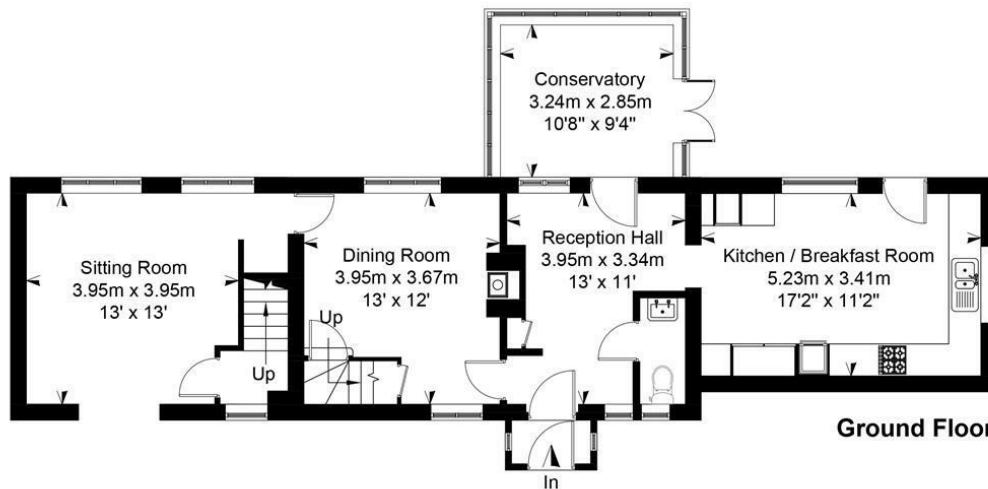
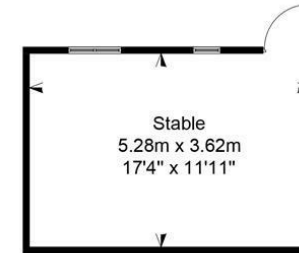
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House	Approximate IPMS2 Floor Area
Garage	147 sq metres / 1582 sq feet
Stable	16 sq metres / 172 sq feet
	19 sq metres / 205 sq feet
Total	182 sq metres / 1959 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation



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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



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