

10 BESBURY PARK
MINCHINHAMPTON



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

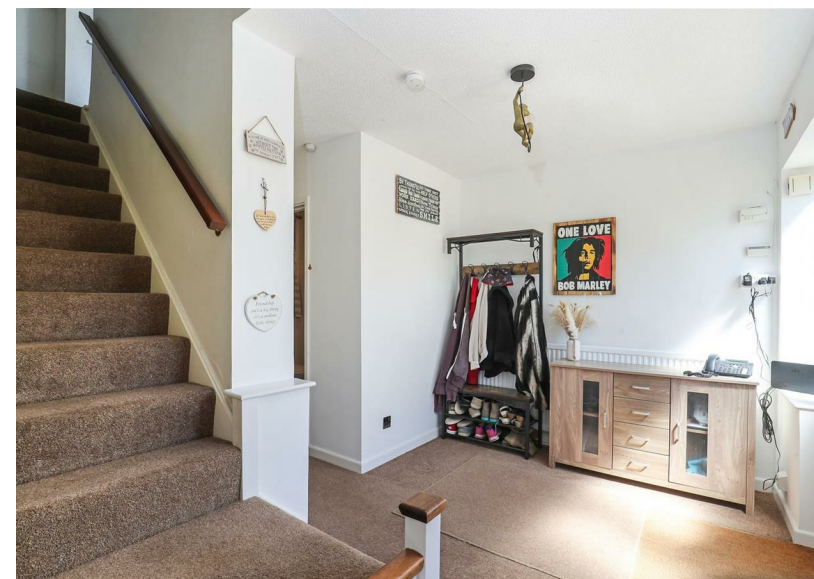
- Detached Family House
- 4 Bedrooms
- Well Presented
- Open Plan Kitchen/Breakfast Room
- Mature Enclosed Garden
- Front Garden and Driveway
- Off-Street Parking for Several Cars
- Quiet Cul-De-Sac
- Integrated Garage
- Freehold

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.





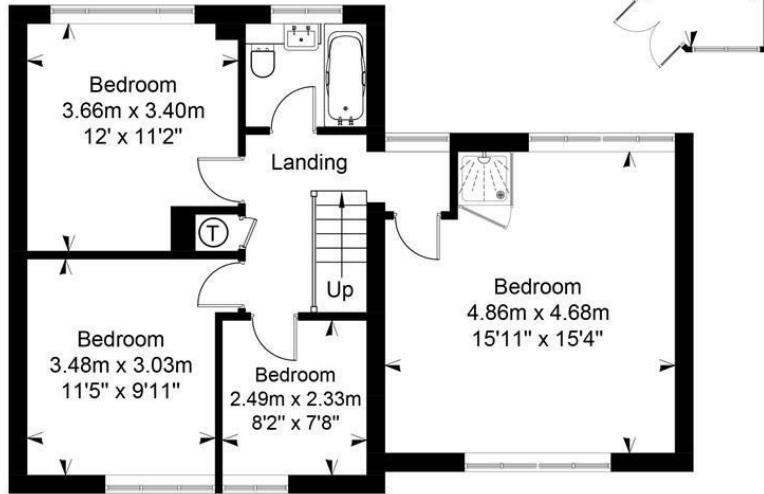
10 Besbury Park, Minchinhampton, Gloucestershire

House
Garage
Summerhouse

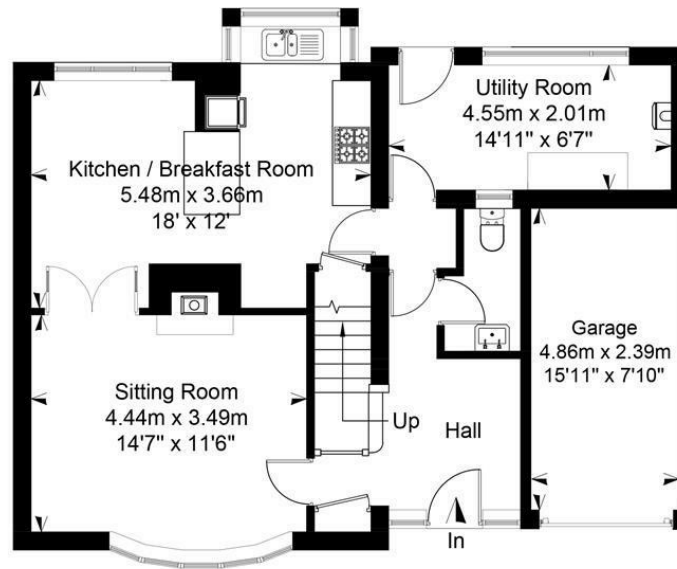
Approximate IPMS2 Floor Area
128 sq metres / 1378 sq feet
11 sq metres / 118 sq feet
4 sq metres / 43 sq feet

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

SUBJECT TO CONTRACT

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SALES & LETTINGS

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The Old Baptist Chapel, New Street,

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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 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.

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