

8 Friday Street · Minchinhampton

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8 Friday Street
Minchinhampton
Stroud
GL6 9JL

A wonderfully restored 300 year old terraced cottage with a lovely south westerly facing garden in the centre of Minchinhampton

BEDROOMS: 2
BATHROOMS: 2
RECEPTION ROOMS: 1

£515,000

FEATURES

- Delightful Terraced Cottage
- Grade II Listed
- Period Features
- Spacious Sitting Room
- Inglenook Fireplace
- Excellent Kitchen
- 90ft Lanscaped Garden
- Studio
- Town Centre Location
- Easy Access to Stroud, Nailsowrth, Tetbury and Cirencester





DESCRIPTION

This Grade II Listed quintessential Cotswold cottage has been beautifully restored throughout with real attention to detail, an abundance of period features and examples of expert craftsmanship.

The front door leads through to the sitting room with features including a magnificent Inglenook fireplace with wood burning stove, exposed beam and window shutters. Beyond this, the kitchen is an impressive and spacious room, with shaker style units, space for a dining table and bi-fold doors leading directly out to the garden. There is also a nicely fitted utility room with guest WC and an outer door to a side passage. This passage (for which a right of access has been granted) leads from the road to the garden, giving useful external rear access.

Upstairs, the principal bedroom is vaulted with a 'Juliet' balcony, wardrobes and a cleverly fitted en-suite shower room. The guest bedroom across the landing has a bathroom adjacent. There is also a boarded loft with retractable ladder.

The south-facing, level and bright 90ft garden to the rear of the cottage has been carefully landscaped to include a patio area, lawn, mature planted borders and a path to a studio at the far end.

PLEASE NOTE - The photographs used in this brochure were taken previously and are for guidance purposes only.









DIRECTIONS

From our Minchinhampton office, go up the High Street and turn right at Market Place onto Friday Street. Walking past the car park No. 8 Friday Street can be found a short distance up the street on the right.

LOCATION

8 Friday Street is moments away from Minchinhampton town centre with its historic Market Square. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub, several thriving cafes, village shops and a sought after primary school. Minchinhampton Common is within easy walking distance, giving access to over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course.

The town has a strong sense of community spirit, regularly hosting local events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is less than a five minute walk and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



8 Friday Street, Minchinhampton, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area	94 sq metres / 1012 sq feet
Studio	7 sq metres / 75 sq feet
Total	101 sq metres / 1087 sq feet
(Includes Limited Use Area	4 sq metres / 43 sq feet)

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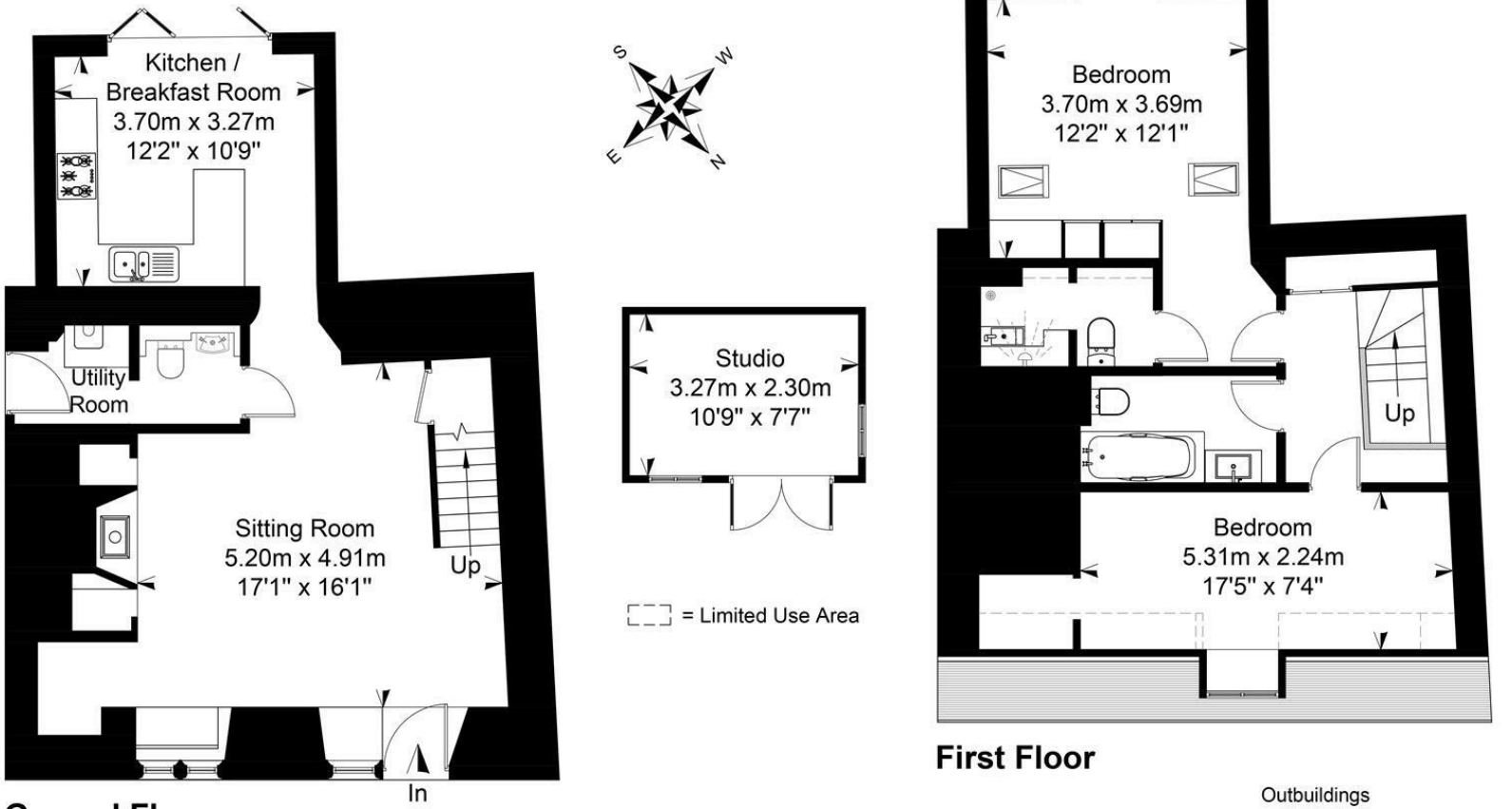
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor

First Floor

Outbuildings
Not Shown In Actual Location Or Orientation

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Stroud
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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
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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
E

SERVICES
All mains services are connected to the property. Gas CH. Stroud District Council Tax Band D, £2,458.44. Ofcom Checker: Broadband - Standard 5 Mbps, Superfast 80 Mbps. Mobile - Indoor: O2 likely, others limited Outdoor: all likely.

SUBJECT TO CONTRACT

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