

5 POLICE HOUSE  
MINCHINHAMPTON





**5 POLICE HOUSE  
BUTT STREET  
MINCHINHAMPTON  
GL6 9JR**

A bright 2/3 bedroom bungalow offering flexible accommodation with a delightful rear garden and off-street parking, a stones' throw from the centre of Minchinhampton

**BEDROOMS: 2  
BATHROOMS: 1  
RECEPTION ROOMS: 1**

**GUIDE PRICE £435,000**

**FEATURES**

- Detached Bungalow
- Town Centre Location
- Moments from all local amenities
- Close to Minchinhampton Common
- Utility Room/Third Bedroom/Study
- Paved Terrace
- Enclosed Rear Garden
- Driveway Parking
- No Onward Chain



**DESCRIPTION**

5 Police House is a bright and spacious detached bungalow tucked away in a quiet location moments from the centre of Minchinhampton. A modern property offering practicality, flexible living space and easy maintenance.

A gentle ramp leads to the front door and covered porch. To the right of a central hallway is the fitted kitchen leading through to the dual aspect sitting room with French doors out to the garden. There are two double bedrooms to the rear of the property one with direct access to the garden which the current owner had been using as a further sitting room. There is also a large shower room, with plenty of space for a bath if wanted. A third room, at the front of the property, currently set up as a utility and store room could easily be adapted to a third bedroom or study.

The delightful rear garden has a paved terrace with steps leading to lawn and mature planting with a pretty Walnut Tree in one corner offering shade. There is also a useful garden shed and side access. At the front of the property there is private off-street parking for one car.







## DIRECTIONS

5 Police House is most easily found leaving our Minchinhampton office travelling up the High Street past the war memorial and up Butt Street. Just after No.7 (Rosemary Cottage) take a left over the cattle grid and bear left past No.1 Police House and No.5 is directly behind on your right.

## LOCATION

5 Police House is ideally located a short walk from the Market Place and the hub of Minchinhampton. This thriving market town has an excellent range of local services and amenities including a popular gastro pub (The Crown), several cafes (Henry's & Cucina di Amalfi), a village shop, post office, fish and chip shop, chemist, hair and beauty salon and butchers. There are Anglican and Baptist Churches, many different clubs and societies, a community library and newly built doctors practice.

Minchinhampton Common, at the top of Butt Street, provides over 600 acres of National Trust land and is also host to a golf course, the common is well known for the cattle that freely graze this National Trust land in the summer months.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmers' market and multiplex cinema.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes and the M4 and M5 motorways are also easily accessible.

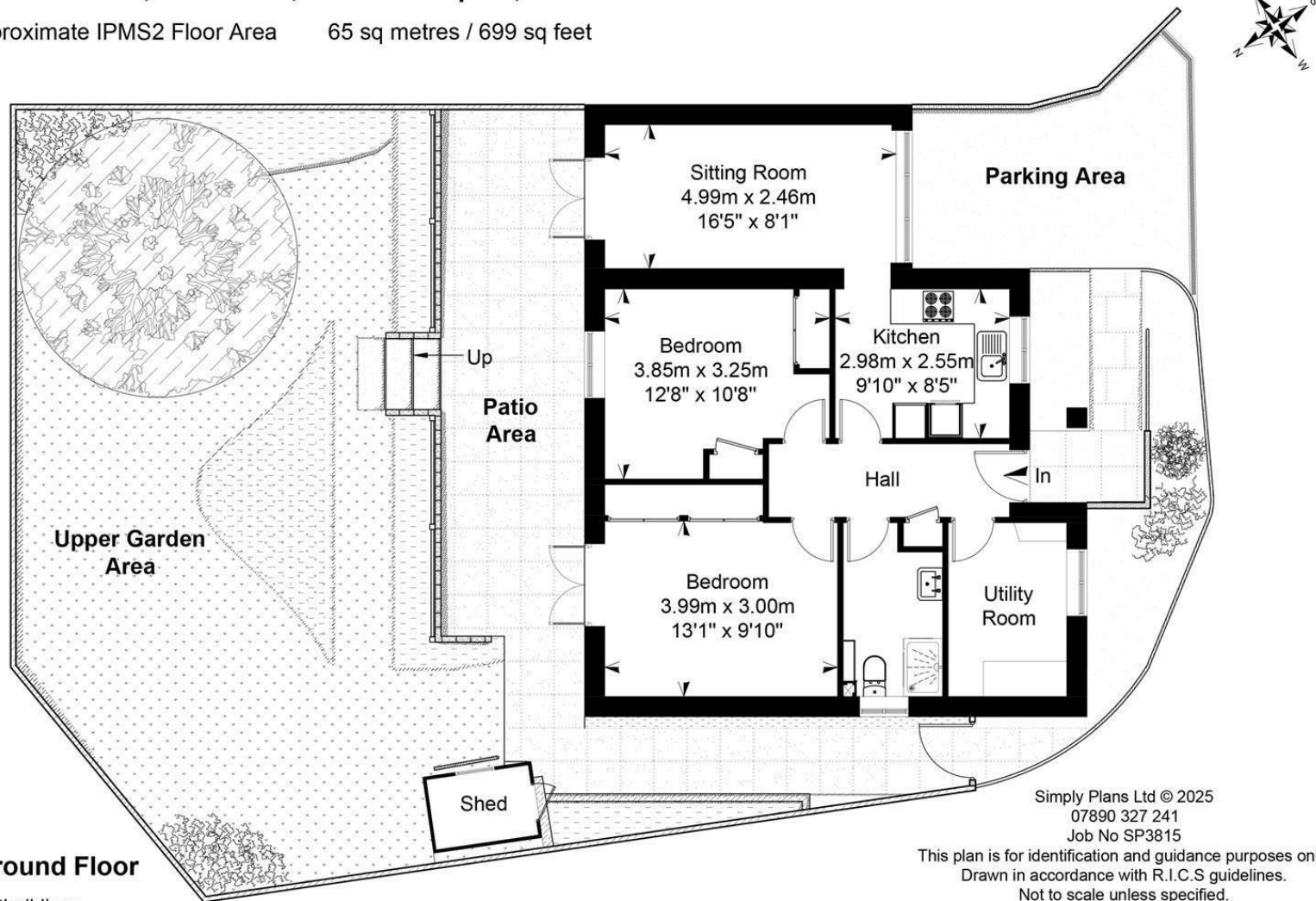
The town is on a regular bus route to Nailsworth and Stroud. Other nearby towns include Cirencester and Tetbury.





## 5 Police House, Butt Street, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area 65 sq metres / 699 sq feet



Outbuildings  
Not Shown In Actual Location Or Orientation

## 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

**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552  
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

C

### SERVICES

All mains services are believed to be connected to the property. Gas CH.  
Stroud District Council Tax Band D  
£2,345.80 . Ofcom Checker: Broadband,  
Standard 5 Mbps, Superfast 80 Mbps.  
Mobile, O2, EE and Vodafone likely.

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