

3 SUMMERSFIELD CLOSE  
MINCHINHAMPTON



**MURRAYS**  
SALES & LETTINGS

## 3 SUMMERSFIELD CLOSE MINCHINHAMPTON STROUD GL6 9LJ

A large 4 bedroom detached bungalow in a peaceful and quiet location bordering open countryside, with a detached double garage, on a sizeable plot with huge potential.

**BEDROOMS: 4**

**BATHROOMS: 2**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £740,000**

### FEATURES

- Detached Bungalow
- 4 Bedrooms
- 3 Receptions
- Detached Double Garage
- Parking for Several Cars
- Bordering Open Countryside
- Level Plot approaching 0.75 acres
- Development Potential
- Edge of Town Location
- Offered Chain Free



### DESCRIPTION

3 Summersfield Close is a rare to market bungalow on the edge of Minchinhampton which sits comfortably in its sizeable level plot of nearly three quarters of an acre.

The front porch leads through to a central hallway which divides the property with sleeping accommodation to one side and living/entertaining spaces to the other. There is an immediate feel of light and space with surrounding garden views throughout. The large sitting and dining rooms are inter-linked both with sliding doors to the rear patio and gardens. Beyond the dining room is a conservatory. There is also a separate kitchen with useful breakfast bar and adjacent utility room both found to the front of the property.

Off the hallway on the other side are the four double bedrooms, two to the front and two to the rear, as well as the family bathroom and additional shower room.

The internal accommodation which totals over 1800sq.ft could easily be re-configured or extended as well as modernised and updated. This offers a wonderful opportunity to create an individual and modern home.

Externally there are large formal gardens, mainly laid to lawn,

both at the front and rear. This allows the property to be set back from the road giving a sense of privacy. The front driveway provides off-street parking for several cars as well as a detached double garage.

Beyond the formal rear garden is an additional plot of land which was purchased with the intention of creating further privacy. This provides a new owner with potential for additional accommodation (home office, gym, summer house etc.) or possible development (subject to the relevant planning permissions).





## DIRECTIONS

From our Minchinhampton office, head up the High Street into Butt Street turning right, just before the Common, over the cattle grid into Summersfield Road. Take the 2nd turning on your right (signposted Summersfield Close) and follow the road keeping left. Once in Summersfield Close, No.3 can be found on your left hand side.

## LOCATION

Minchinhampton is a thriving market town with an all-inclusive community spirit, several local coffee shops, a sought after primary school and an array of local shops, all within a five minute walk of Summersfield Road.

Well known for its 650 acres of National Trust Common land where cattle roam freely, the town exudes a unique charm, with cows frequently seen trotting up and down the High Street. Offering a wide array of amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (Cucina di Amalfi and Henry's), a post office, pharmacist, butcher, general store, and a doctors surgery. Popular with tourists, 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 also a draw.

The area offers an excellent choice of primary and secondary schools, as well as several grammar schools in both Stroud and Gloucester. 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.



### 3 Summersfield Close, Minchinhampton, Gloucestershire

#### Approximate IPMS2 Floor Area

House 171 sq metres / 1841 sq feet  
Garage 35 sq metres / 376 sq feet

Total 206 sq metres / 2217 sq feet

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07890 327 241

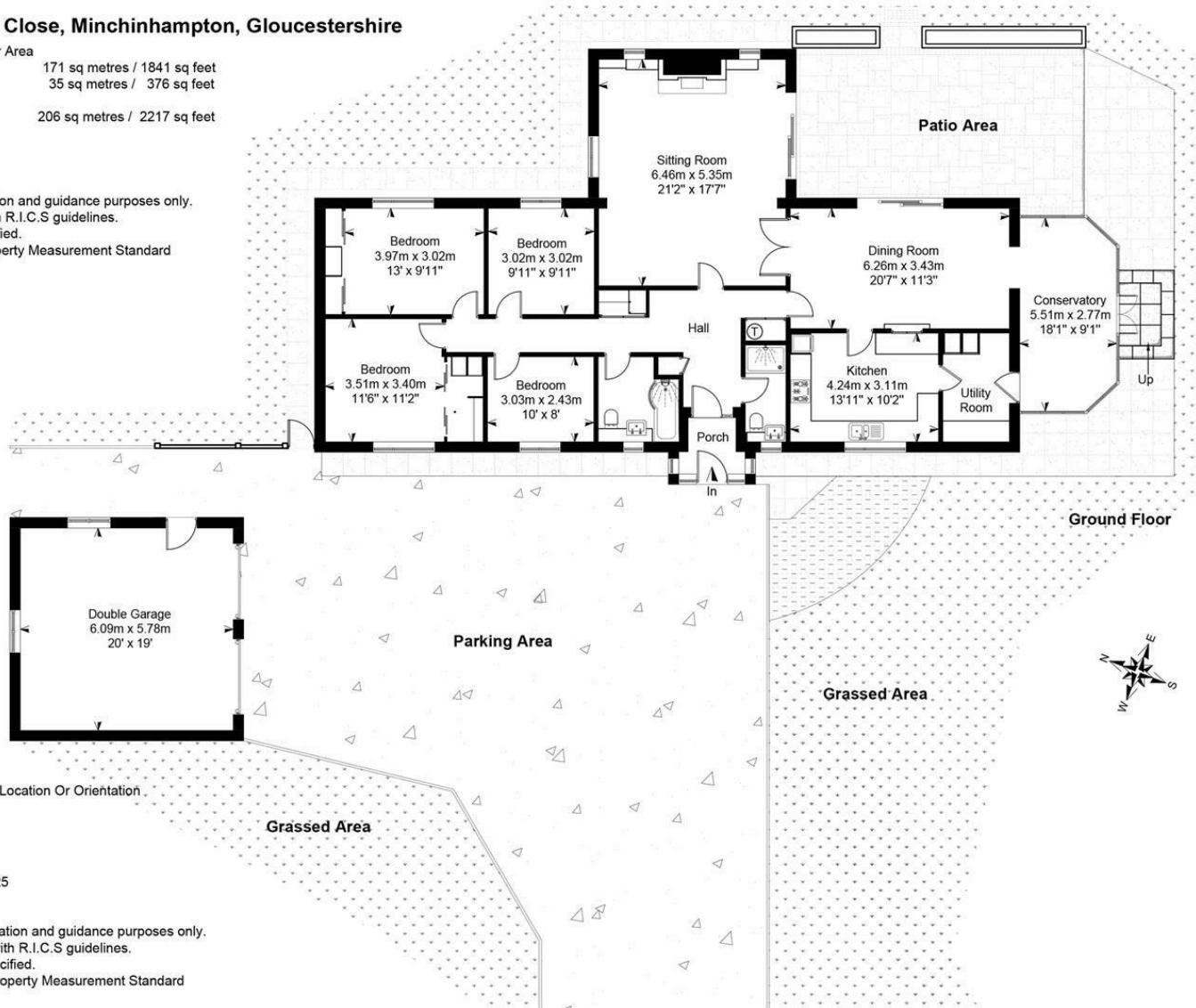
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This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

IPMS = International Property Measurement Standard



#### Outbuildings

Not Shown In Actual Location Or Orientation.

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## SUBJECT TO CONTRACT

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# MURRAYS

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The Old Baptist Chapel, New Street, Painswick GL6 6XH

### Minchinhampton

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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

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41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

D

### SERVICES

Water, Gas and Electricity are connected to the property. Gas CH. Septic Tank Drainage. Stroud District Council Tax Band F, £3388.39. Ofcom Checker: Broadband, Standard 5 Mbps, Ultrafast 1000 Mbps. Mobile, O2, EE, Three & Vodafone.

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