

Perry Bishop
and Chambers

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Vale View, Besbury Minchinhampton, GL6 9EP



Detached Victorian six bedroom property | Situated in The Cotswolds
Spacious living accommodation | Spectacular views towards Lypiatt
Three and a half acres (approx.) of grounds with stables and outbuildings | EPC tbc

Guide price £1,500,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Vale View, Besbury

Minchinhampton, GL6 9EP



6 Bedrooms



3 Bathrooms



3 Receptions

Located in the much sought after location of Minchinhampton and set in approximately three and a half acres of land stands this impressive detached six bedroom family home enjoying fabulous and far reaching views over the valley and benefiting from stables, double garage and paddocks.

Access is along a private driveway through a gated entrance to the rear of the property. Entrance is through a porch into a good size hall with Victorian tiled floor. Leading through, the reception room enjoys a bay window with beautiful views out. There is a feature fireplace and double doors lead into a further spacious reception room with double doors leading out to the garden. Following through the kitchen of a good size and benefits from an aga and plenty of built-in units and is open plan to the sitting room which also benefits from a bay window with views out. The sitting room also has a feature fireplace with wood burner and window seat.

Also on the ground floor there is a separate utility/boot room

and cloakroom.

Leading upstairs on the first floor there are three superb, spacious bedrooms, two with en-suite bathrooms and there is a good size family bathroom with shower. Leading up to the second floor there are a further three good size bedrooms all with far reaching views out.

To the outside the grounds are extensive with approximately three and a half acres with three stables and plenty of outside storage. There is also a double garage and there are electronic gates to the property. The property also benefits from grazing rights on Minchinhampton Common.

Amenities

The town of Minchinhampton is a most sought-after area with a highly regarded primary school and 600 acres of National Trust common land surrounding it. There are several coffee shops, bistros & restaurants, a corner shop, a library, sports & social club with football and rugby teams,



doctors, dentists and a pub. There is a strong sense of community with a good social network. The surrounding villages also offer some well-regarded private and public-sector schools including a Steiner school.

Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro-pubs. There are plenty of other leisure activities on offer too including a riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

The area has excellent schools including a boys and girls grammar school in Stroud and local private schools include Beaudesert and Wycliffe. There is regular bus service over the common towards Stroud, and Kemble Station is a 15 minute drive away making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

Directions

From our office in Nailsworth, take the third exit at the mini-roundabout and continue over the cattle grid and up "The W". Go over the common and turn right at Tom Longs Post onto Cirencester Road. Continue along this road for a mile and turn left at the cross roads with Butt Street. Follow this road for approximately two hundred yards and the property can be found on the left hand side at the end of a long driveway.

Services & Tenure

We believe the property is served by mains electricity, oil, mains water and private drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

Local Authority

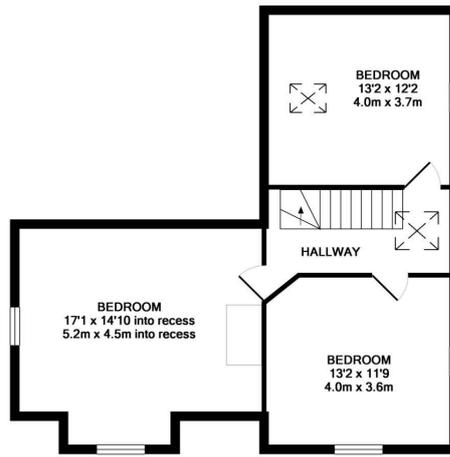
Stroud District Council

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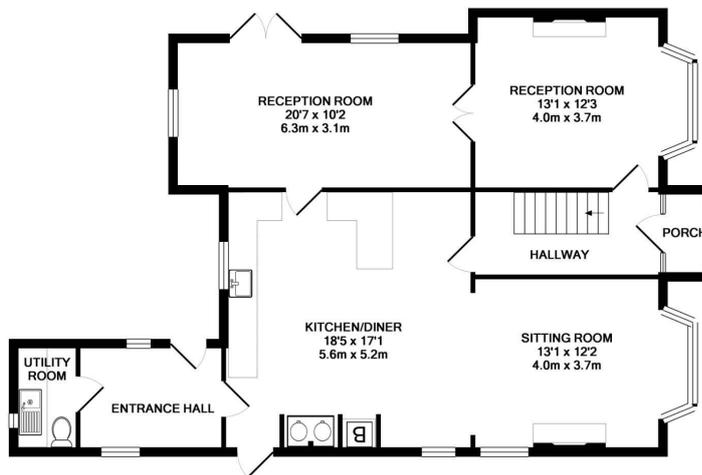




2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every effort has been made to ensure the accuracy of this floor plan, the measurements shown are the position of walls, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by your prospective purchaser.
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