



Well Hill, Minchinhampton.

31 Well Hill, Minchinhampton, Stroud, GL6
9JE

Asking price £499,500

DESCRIPTION

Normally living in a market town with shops to fulfil your daily needs would suggest some sort of noise, not that Minchinhampton is busy or noisy! 31 Well Hill sits just outside the centre of the town so still benefits from the selection of amenities, however it also has open countryside adjacent to your garden with nothing but birds singing in the background. Being slightly out of town also brings you the added benefit of a garage and parking, a real rarity for Minchinhampton. Although the cottage has been in the family for many years, changing hands through different generations, it could benefit from some updating, albeit perfectly livable currently. The front garden is a classic 'cottage style' garden with many plants and shrubs and the back garden is has a large lawn, patio, stone outbuilding and timber shed with light and power.

LOCATION

Well Hill is one of the quieter roads in Minchinhampton with this particular cottage just out of town but yet easily accessible to the shops in the centre. Minchinhampton is famous for its Market House, church and adjoining National Trust common land and has a good range of local shops, all within walking distance of Stuart House. There are two popular cafes and a thriving pub, as well as a Post Office, chemist, butcher and local store. There is also doctors' surgery and dental practice, hairdressers, library, two churches, (one Anglican and one Baptist) and three golf courses, Nearby Stroud and Nailsworth provide an extensive range of shopping and recreational facilities. A mainline railway station brings London within around 90 minutes travelling time and Cirencester, Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.





- BEAUTIFUL LOCATION
- GARAGE
- MID TERRACE
- ADDITIONAL PARKING
- COUNTRYSIDE VIEWS
- THREE BEDROOMS
- CLOSE TO AMENITIES
- LOVELY GARDENS
- LITTLE PROJECT
- WONDERFUL COMMUNITY

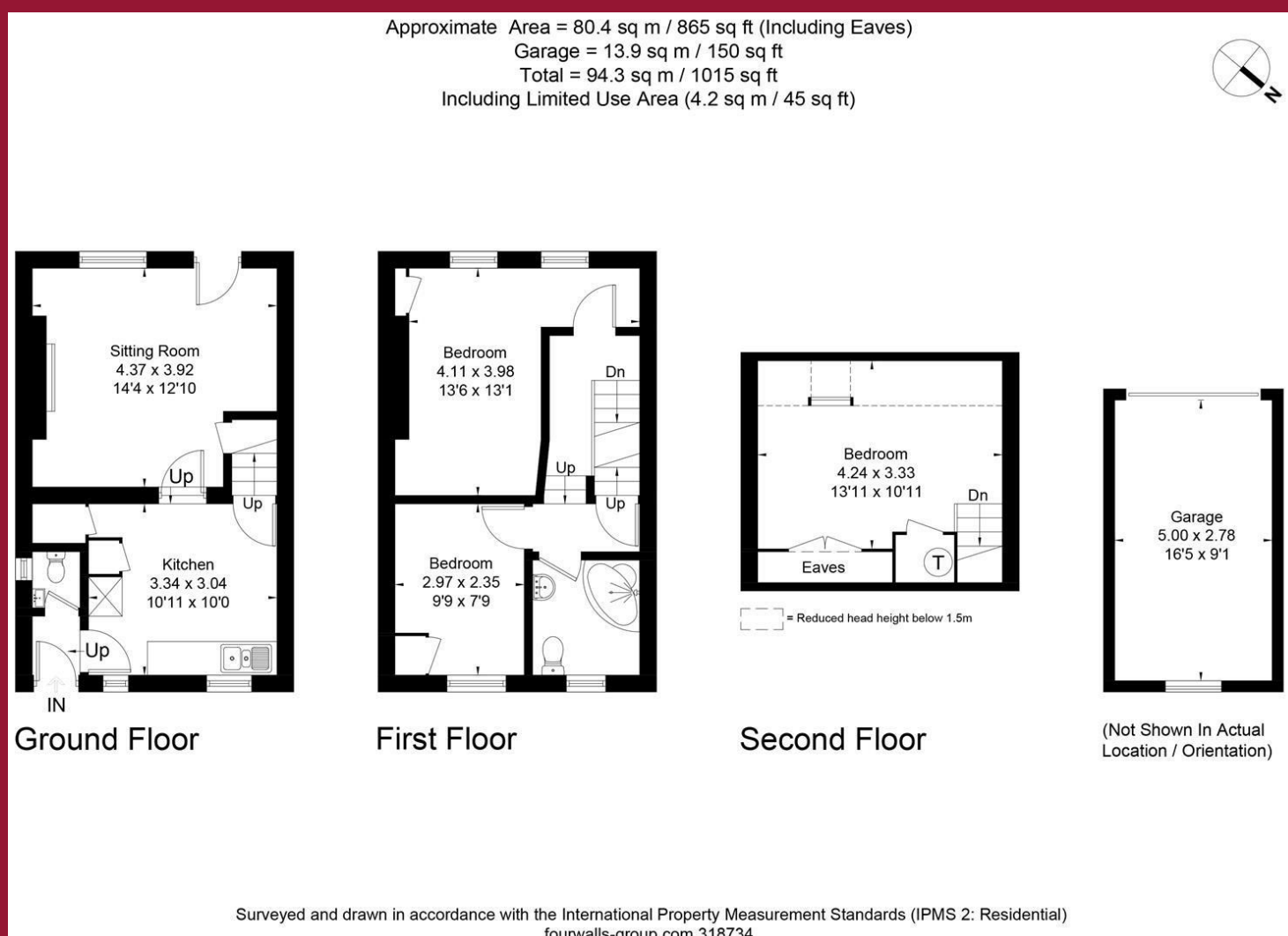


DIRECTIONS

31 Well Hill is most easily found from Stroud by following directions for Cirencester on the A419. On reaching Brimscombe Corner, turn right on to Brimscombe Hill and follow this road until you reach the cross-roads on the common (Tom Long's Post). Turn left, immediately right and then immediately left again and follow Windmill Road until you reach a cross road in the centre of Minchinhampton. Turn right into Well Hill where number 31 will be found on the left after a few hundred yards.

GENERAL INFORMATION

General Information: Tenure: Freehold
 Services: Believed to be mains water, electricity and drainage. Gas central heating. Postcode: GL6 9JE.
 Viewing: Strictly by appointment through Ford Loveday Estate Agency.
 Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.
 31 Well Hill is in a conservation area.
 Local Authorities: Stroud District Council. Council Tax Band D. EPC rating E.



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