



Cirencester Road, Minchinhampton.

1 Cirencester Road, Minchinhampton,
Stroud, Gloucestershire, GL6 9EQ

Offers in excess of £550,000

DESCRIPTION

Built in 2015 and still feeling like new, 1 Cirencester Road is well presented and low maintenance both internally and externally. A large sitting room with double doors leading to the rear garden are coupled with a fantastic entertaining or family size kitchen/dining room with a small utility/boot room offset. A generous sized hallway with downstairs WC leads upstairs to four bedrooms, the master has an en-suite shower room and built in storage with bedrooms two & three large enough for double beds and bedroom four a single. Outside to the rear is an enclosed garden with patio access into the garage and the rear driveway, big enough for two further vehicles.

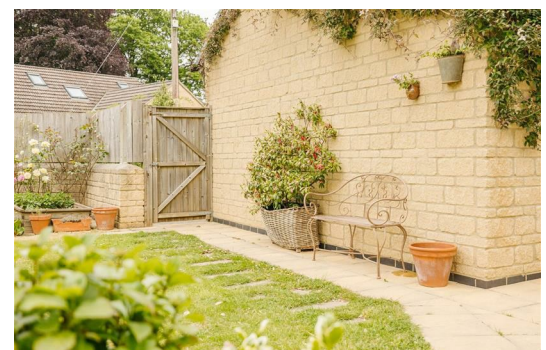
LOCATION

Minchinhampton is a historic market town located a short distance from Stroud adjacent to some 600 acres of unspoilt Common in the ownership of the National Trust, a marvelous place for residents and visitors to enjoy. For a small market town, Minchinhampton has a wide range of facilities. These include a general store, butcher, chemist, post office, doctors and dental practices, gastro pub, 2 café's, a popular primary school as well as two welcoming churches, one Anglican and one Baptist. The town is within easy reach of the M4 and M5 motorways, convenient for Bristol or London, while nearby Stroud which has 4 major supermarkets and trains into London Paddington, which are scheduled from 90 minutes. Bath, Cirencester and Cheltenham are within easy reach and Minchinhampton and has two golf clubs offering 3 challenging courses.

DIRECTIONS

1 Cirencester Road 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 and follow this road for around 1/2 and then turn left at the cross road into The Knapp (opposite Butt Street) and then right where parking for no. 1 is on the right after a short distance.

GENERAL INFORMATION

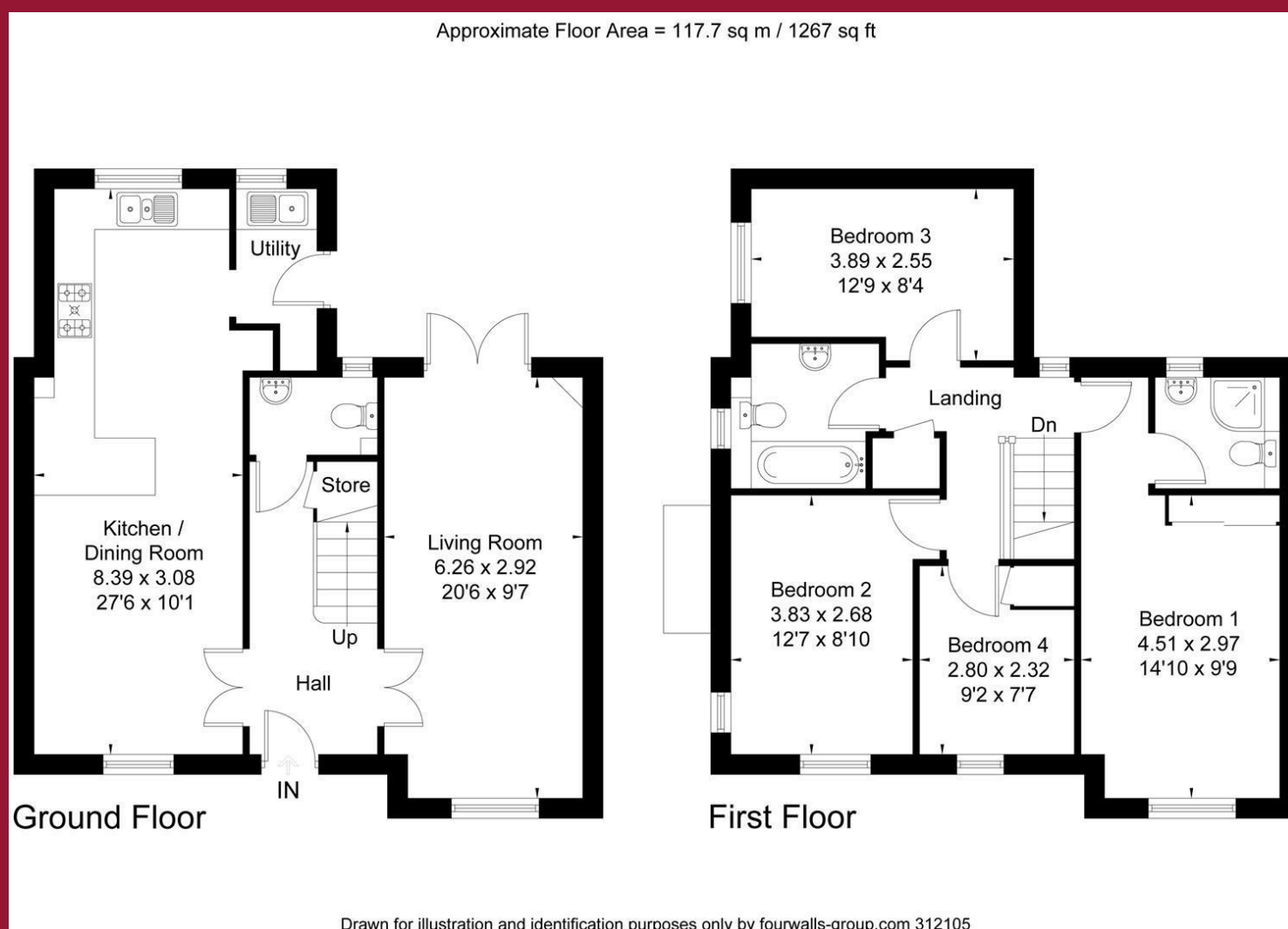




- FOUR BEDROOMS
- DETACHED
- ADDITIONAL PARKING
- CLOSE TO AMENITIES
- LOW MAINTENANCE
- HIGH SCORING EPC
- GARAGE
- MASTER EN-SUITE
- WELL PRESENTED
- GOOD LOCAL SCHOOL



General Information: Tenure: Freehold
 Services: Believed to be mains water, electricity and drainage. Gas central heating. Postcode: GL6 9EQ.
 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.
 Local Authorities: Stroud District Council. Council Tax Band F. EPC rating B.



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 ESTATE AGENCY

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