



Windmill Road, Minchinhampton.

5 Windmill Road, Minchinhampton, Stroud,
GL6 9DX

Asking price £375,000

DESCRIPTION

5 Windmill Road is a beautifully renovated Cotswold stone cottage which the current owners have put their own modern stamp on internally. With high quality fixtures and fittings throughout, this two bedroom semi-detached cottage feels like it belongs in a magazine shoot which is a huge credit to hard work that has gone into it. With parking to the front and a courtyard garden, you enter into a very well fitted kitchen with a range of built in appliances leading to the sitting room, both of which are light, airy and maintain some of the original period features, such as open stone, a fireplace with woodburning stove and painted beams. The first floor has a large landing which is currently used as a home office, a particularly nice bathroom with large rainfall shower head, a good sized double bedroom with built in storage and a very handy large cupboard. The main bedroom is a particular feature with its vaulted ceiling, timber beams and window seat.

LOCATION

Minchinhampton appeals to a mix of generations, not least because of its beautiful Common land which is in the stewardship of The National Trust. Compact with a historic core, it is a friendly and welcoming town with excellent facilities. Its shops include a well-stocked general store, an excellent butcher, a Boots chemist and a Post Office. There are two cafes, a fish and chip shop and The Crown gastro pub, all within a short stroll. Minchinhampton's excellent primary school is highly regarded and Beaudesert Park pre and prep school is around a three minute drive across the Common with nearby Stroud having both boys and girls' grammar schools. London is circa 2 hours from Minchinhampton by road or about 90 minutes by train from nearby Stroud station. Stroud has a large Waitrose and several other supermarkets. Nearby Nailsworth has a terrific range of independent retailers including William's Kitchen (delicatessen and fresh fish counter) and free parking. Local sports clubs include tennis with flood lit courts, cricket, football and rugby, the town has two golf clubs (with a choice of challenging courses), while the open expanse of the Common is only about five minutes' walk away.





- BEAUTIFUL MODERN PRESENTATION
- PARKING
- RECENTLY REWIRED
- TWO BEDROOMS
- COTSWOLD STONE
- CLOSE TO TOWN CENTRE
- SEMI-DETACHED
- COURTYARD GARDEN
- COMMON LAND NEARBY
- RETAINS CHARACTER



DIRECTIONS

5 Windmill 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, immediately right and then immediately left again and follow Windmill Road until you reach Dr Browns Road on your left. Parking can be found here with 5 Windmill Road denoted by our for sale board.

GENERAL INFORMATION

Offered chain free.

General Information: Tenure: Small Flying Freehold

Services: Believed to be mains water, electricity and drainage. Gas central heating. Postcode: GL6 9DX.

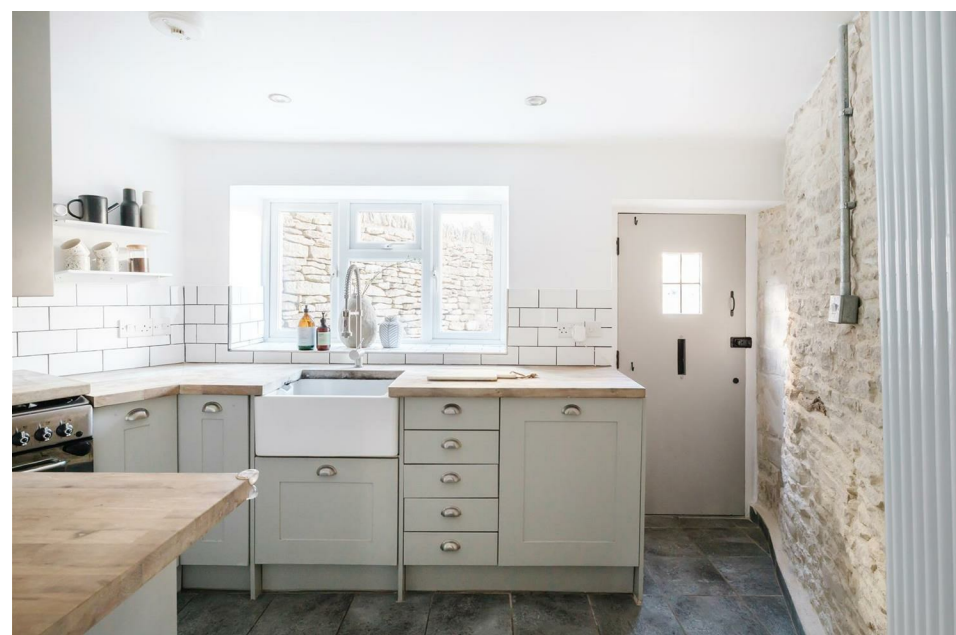
Viewing: Strictly by appointment through Ford Loveday Estate Agency.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale.

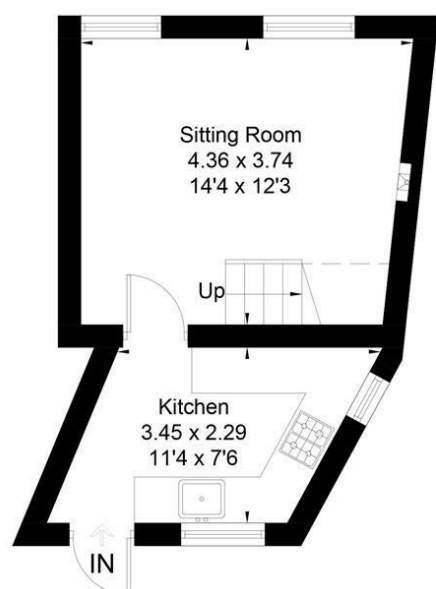
All others are specifically excluded but may be made available by separate negotiation.

5 Windmill Road is located in a Conservation Area.

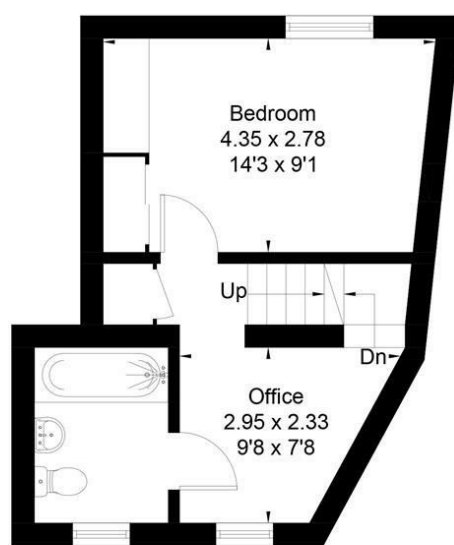
Local Authorities: Stroud District Council. Council Tax Band C.



Approximate Floor Area = 66.4 sq m / 715 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65896

T: 07555 630 652

E: sales@fordloveday.co.uk

www.fordloveday.co.uk

**FORD
LOVEDAY**
ESTATE AGENCY

If you require this publication in an alternative format, please contact Ford Loveday Estate Agency on T: 07555 630652. IMPORTANT NOTICE: Ford Loveday Estate Agency, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ford Loveday Estate Agency have not tested any services,