



Tetbury Street, Minchinhampton

37 Tetbury Street, Minchinhampton, Stroud,
GL6 9JH

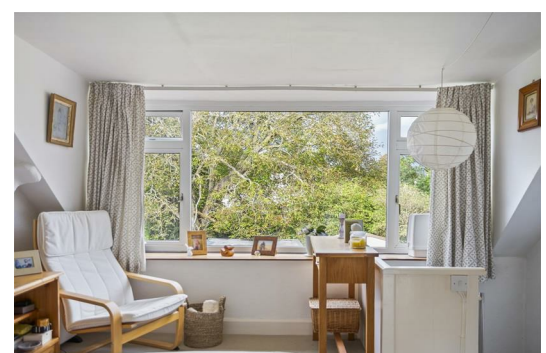
Asking price £375,000

DESCRIPTION

37 Tetbury Street is a well-loved two bedroom cottage built from natural Cotswold stone, which the current owner has enjoyed living in for more than 30 years. The sitting room has period features and leads to the kitchen/breakfast room, downstairs WC and rear lobby, which provides access to the rear garden. Enclosed and overlooking the 'Lemon Field', the rear garden is lovely with its established borders, patio and detached garden room with light and power. On the first floor there is a comfortable double bedroom with built in storage, large cupboard on the landing and bathroom with the main bedroom on the second floor and enjoying open views towards Minchinhampton Church.

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.





- TWO BEDROOMS
- CENTRAL MINCHINHAMPTON
- CLOSE TO AMENITIES
- GOOD COMMUTER LINKS
- DETACHED GARDEN ROOM
- WELL PRESENTED
- COTSWOLD STONE COTTAGE
- COUNTRY WALKS
- OPEN VIEW TO REAR
- DOWNSTAIRS WC ROOM



DIRECTIONS

37 Tetbury Street 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. Park in the centre of town, walk down the High Street and turn left into Tetbury Street where number 37 will be found towards the top of this street on the left.

GENERAL INFORMATION

General Information: Tenure: Freehold

Services: Believed to be mains water, electricity and drainage. Electric heating. Postcode: GL6 9JH.

Viewing: Strictly by appointment through Ford Loveday Estate Agency.

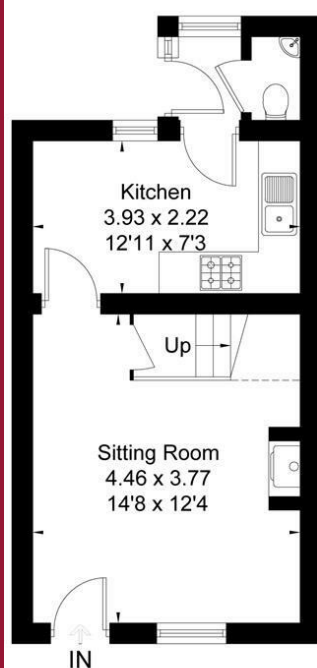
Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale.

All others are specifically excluded but may be made available by separate negotiation. 37 Tetbury Street is in a conservation area.

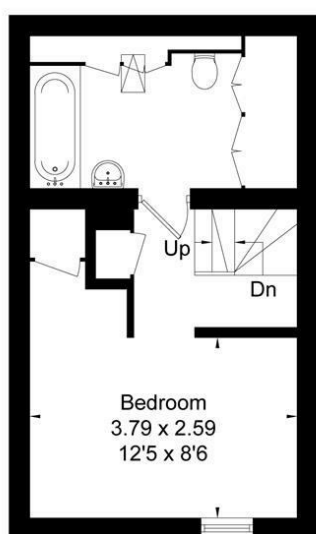
Local Authorities: Stroud District Council. Council Tax Band B. EPC rating E.



Approximate Area = 75.1 sq m / 808 sq ft
 Summer House = 9.5 sq m / 102 sq ft
 Total = 84.6 sq m / 910 sq ft
 Including Limited Use Area (3.1 sq m / 33 sq ft)

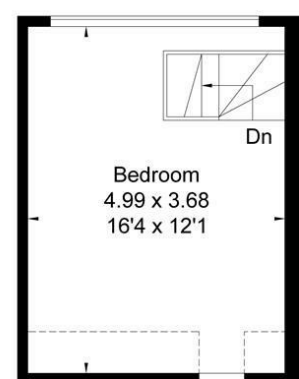


Ground Floor

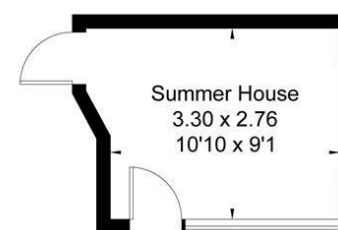


First Floor

= Reduced head height below 1.5m



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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