

## Melksham Cottage The Street, Stinchcombe, GL11 6AD

Per Month  
**£2,650 Per Month**



Beautifully renovated detached cottage in the sought-after village of Stinchcombe, set within a generous plot of approximately 0.25 acres. The ground floor features an entrance porch and hallway, stairs leading to a spacious open-plan living area with a modern fitted kitchen, integrated appliances, and a cosy wood-burning stove. Large windows overlook the rear garden and woodland beyond, creating a bright and welcoming space. This level also includes a versatile reception room with en-suite, a cloakroom, and a dual-aspect principal bedroom with dressing area and en-suite shower room. On the second floor, there are four additional double bedrooms and a well-appointed family bathroom. Additional features include a utility room, boiler room, and a substantial workshop. Outside, the property offers driveway parking for several vehicles, along with gardens to the rear and side mainly laid to lawn, and an attractive outdoor entertaining area to the rear. Council Tax Band E. Energy Rating D.

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# Melksham Cottage The Street, Stinchcombe, GL11 6AR

## Situation

This property is situated on the edge of the village close to woodlands and is near to the Melksham Court estate. The property is well placed for local services with a range of shops including mini-market, butchers and hairdressers. Primary school at Woodfields is also within a few minutes drive. A wider range of facilities can be found in both Cam and Dursley centres, Cam having Tesco's supermarket and a range of local retailers. Dursley town has a wider range of facilities including Sainsbury's supermarket, along with secondary schooling. The property is well placed for leisure facilities including Dursley Rugby Club, Stinchcombe Hill Golf Club, gym and swimming pool. The town benefits from a community hospital and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station in Box Road, Cam with regular services to Gloucester and Cheltenham and onward connections to London Paddington.

## Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## Entrance Porch

Composite front door and tiled flooring giving access to;

## Entrance Hall

Welcoming space with tiled flooring and built in storage, stairs to first floor. Access to utility room and boiler boiler.

## Utility Room

Shaker style base and wall units, white granite work surface over, statement sink and drainer with space for two undercounter appliances.

## Stairs to first floor

## Open Plan Living Space 9.34 (max) x 5.93 (max) (30'7" (max) x 19'5" (max))

A bright and airy space housing the fitted kitchen with shaker style base and wall units, white granite work surface over, statement sink and drainer, integrated American style fridge freezer, dishwasher, and electric range cooker with hood over, dual aspect double glazed windows to rear and side, personal door and French doors leading onto garden. Opening into: Living Area with solid wood floors and fireplace housing wood burning stove.

## Reception room / Bedroom Six 4.06 x 3.63 (13'3" x 11'10")

Multipurpose space with further storage and leading to;

## Ensuite Shower Room

White suite with low level wc, wash hand basin with pedestal, tiled shower cubicle with mains shower and ladder style radiator. Tiled flooring.

## Cloakroom

Low level wc, pedestal wash hand basin, double glazed window to front.

## Master Bedroom 5.51 x 3.49 (18'0" x 11'5")

Impressive master bedroom with windows to the side and front, carpeted flooring, built in wardrobe and dressing area giving access to;

## Ensuite Bathroom

White suite with low level wc, wash hand basin with pedestal, bath and separate tiled shower cubicle with mains shower and ladder style radiator. Tiled flooring.

## Stairs to second floor

## Bedroom Two 4.03 x 2.71 (13'2" x 8'10")

With carpeted flooring and window to the rear, built in wardrobe, giving access to;

## Ensuite Shower Room

White suite with low level wc, wash hand basin with pedestal, tiled shower cubicle with mains shower and ladder style radiator. Tiled flooring.

## Bedroom Three 3.73 x 3.50 (12'2" x 11'5")

With carpeted flooring and window to the front.

## Bathroom

White suite with low level wc, wash hand basin with pedestal, bath and separate tiled shower cubicle with mains shower and ladder style radiator. Tiled flooring.

## Bedroom Four 3.68 x 3.32 (12'0" x 10'10")

With carpeted flooring and window to the front.

## Bedroom Five 4.26 x 3.73 (13'11" x 12'2")

With carpeted flooring and window to the rear.

## Externally

To the front of the property there is a large stone gravel driveway providing parking for a number of vehicles with wooden gates. Steps provides access to the side and rear gardens which are mainly laid to lawn with entertaining area, mature trees and is enclosed by fencing. There is a WORKSHOP (7.60m x 3.32m) which is accessed through a personal door to the side of the property and has light and power.

## Agents Note

Available Date: 15th November

Minimum Tenancy Length: 6 months

Deposit: £3057.00

Council Tax Band: E

Energy Rating: D

Minimum Annual Income Requirement: £79,500

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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