

TIPPENDELL BURLEIGH



WHITAKER
SEAGER



TIPPENDELL, BURLEIGH TOR, BURLEIGH, STROUD, GL5 2PZ

A BEAUTIFULLY PRESENTED, DETACHED 4 BEDROOM BUNGALOW. POSITIONED ON THE EDGE OF THE COMMON, JUST 0.7 OF A MILE FROM MINCHINHAMPTON CENTRE.

The property

Boasting a much coveted position on the edge of Minchinhampton common, just 0.7 of a mile from Minchinhampton town centre. Tippendell is a superb detached bungalow, set within a level corner plot in the sought after cul-de-sac of Burleigh Tor. Having been lovingly maintained and improved by the existing owners, the property provides immaculate accommodation, ideal for those with mobility concerns, thus requiring accommodation across one floor, as well as families needing a 4 bedroom home. The main entrance opens into a large, bright and airy reception hall, wall to ceiling cupboards across one wall offer excellent storage. From here doors radiate to both the living and bedroom accommodation. Enjoying an 'L' shaped configuration, the living space extends to one end of the property with the bedroom accommodation to the other. The well proportioned kitchen/dining room enjoys an easterly aspect, with French doors opening to the rear garden. Fitted with

a range of wall and base units, a central island provides a breakfast bar and large food preparation area. The kitchen boasts a built in double oven, hob, dishwasher and space for a fridge/freezer. There is room for a generous dining table. A tiled floor flows throughout. From the kitchen a connecting door opens to a useful utility/boot room where the gas boiler is located. A connecting door from the utility leads to the adjoining double garage. A well proportioned sitting room is also positioned to the east elevation, here a stone fireplace with gas fire inset forms an attractive focal point to the room, doors open to an adjoining conservatory where a panelled roof ensures year round enjoyment of the room. Conservatory doors lead to the south facing garden. Four bedrooms are located to the opposite end of the bungalow. The main bedroom is served by an ensuite, a further three bedrooms have use of a bathroom with a shower over the bath. The new owner will need to effect first registration of the title





Guide price **£850,000**

- Reception hall
- Kitchen/dining room with adjoining utility
- Sitting room opening to conservatory
- Main bedroom with ensuite facility
- 3 further bedrooms & a family bathroom
- Gated private driveway & double garage
- Enclosed gardens
- Coveted setting on the edge of Minchinhampton common
- Gas centrally heated and solar panels
- Ofcom: Ultra fast broadband available
- indoor mobile phone signal limited

WITHIN EASY REACH...
Minchinhampton centre - 0.7 miles
on foot
Stroud - 3.1 miles
Kemble Railway Station - 10 miles
Cirencester - 13 miles
Cheltenham - 18 miles
Bath - 28 miles
Bristol - 31 miles

Outside

Gardens and grounds surround the property, with the rear and side garden enjoying great privacy. A gated gravel driveway provides parking for multiple cars and leads to an attached double garage with electric doors. Enclosed by post and rail fencing and a Cotswold stone wall, the front west facing garden is laid to lawn and mature plants and trees provide areas of interest. The side garden is similarly laid to lawn, enjoys a southerly aspect and adjoins the conservatory. The main area of garden extends to the rear of the property and affords an easterly aspect. Thoughtfully landscaped the garden offers much opportunity for the keen gardener including mature flowers borders, a greenhouse and raised vegetable beds. A great variety of plants, trees and shrubs create a back drop of colour and include a stunning Acer tree, whilst a patio area offers the perfect spot for outside dining.

Situation

The property is tucked away, just off Burleigh Lane, less than a mile from the centre of Minchinhampton and on the edge of the common. 'Minch' is a quintessential Cotswold market town lying high above the valleys of Stroud and Nailsworth. It enjoys a plethora of facilities including The Crown Inn & The Lodge public houses, cafes, a general store, butcher, chemist and Post Office, as well as a C of E Primary Academy and doctor's surgery. Minchinhampton and neighbouring Rodborough are famed for its magnificent 600 acres of Natural Trust maintained open Common land where one of three local golf courses can be found. London remains accessible by train from nearby Stroud railway station. Schooling is a huge attraction to the area as it includes Stroud High School for girls and Marling Grammar School for boys both based in Stroud. Independent schools in the area are Beaudesert Park School & Wycliffe College. Stroud offers four supermarkets including Waitrose, as well as an award-winning Farmers market. The property is subject to some covenants dating back to when it was built. A copy of the original conveyance is available upon viewing.



Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft
 Double Garage / Workshop = 27.4 sq m / 295 sq ft
 Total = 183.6 sq m / 1976 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128758)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 2PZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band F and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

