

THE BRIARS MINCHINHAMPTON



WHITAKER
SEAGER



THE BRIARS, TOBACCONIST ROAD, MINCHINHAMPTON, STROUD, GL6 9JJ

A SPACIOUS AND VERSATILE DETACHED 5
BEDROOM CHALET BUNGALOW. POSITIONED
JUST 0.3 OF A MILE FROM MINCHINHAMPTON
CENTRE.

The property

Boasting a superb position on the outskirts of Minchinhampton and set on a level plot within 0.3 miles of the town centre, lies this impressive 2233 sqft 1980's built detached chalet bungalow. The property is situated at the end of a private driveway, in a secluded position and it enjoys far reaching views. The first floor conversion was we understand added soon after the initial bungalow was built and due to the versatile layout, the property offers vast scope for further change if desired. It may be that additional reception rooms are required downstairs rather than bedrooms, if so, then this would be an ideal candidate for such changes. The ground floor comprises an entrance hallway with attractive oak flooring and double doors which lead off to the spacious sitting room. Measuring a generous 17 ft x 17ft the sitting room benefits from a superb dual aspect and an equally impressive log burner. Also from here, amazing views of the countryside can also be enjoyed through

the panoramic glazed patio doors. The kitchen/dining room has both a dual aspect out over the adjoining fields and a door allowing access out to the rear garden. The kitchen is well equipped with both stylish oak worktops and is further enhanced by a comprehensive range of both wall and base level storage units. There is also a Cookmaster range cooker with induction hob, dishwasher, extractor fan and wall mounted Valliant gas central heating boiler. Further doorways lead off to the handy downstairs cloakroom, useful study and two ground floor bedrooms, both generous sizes and with fitted wardrobes. The first floor comprises a spacious landing area with doors that radiate off to the family bathroom, walk in storage, wardrobe area. Finally there are three generous bedrooms, all with built in storage areas and skylight window. Ofcom states that the broadband speed available is classed as superfast and that mobile reception is likely.





Guide price
£745,000

- *Entrance Hallway*
- *17 ft x 17 ft Spacious Sitting Room*
- *Kitchen/Dining Room*
- *Study*
- *Downstairs Bathroom and Separate Cloakroom*
- *Two Downstairs Bedrooms*
- *Family Bathroom*
- *Three Upstairs Bedrooms*
- *18 ft x 18 ft Double Garage*
- *Far Reaching Views*

WITHIN EASY REACH...
Minchinhampton Centre - 0.3 miles
Stroud - 4.5 miles
Nailsworth - 2.3 miles
Cirencester - 10.8 miles
Kemble Railway Station - 9.3 miles

Outside

The Briars, located off Tobacconist Road, enjoys a right of way over a privately owned driveway. On arrival, you'll find ample parking for multiple vehicles or a motorhome. The gardens wrap around the property, with a small gate leading down to the front door. A pathway winds past a mature Magnolia tree, a lawn, and raised vegetable beds before continuing to the private rear patio—perfect for alfresco dining with scenic views. Additional features include a stone-built coal bunker and a spacious 18'4" x 18'1" double garage with power, light and side access. What Three Words: newlyweds.denser.dramatic.

Situation

Minchinhampton 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 Minchinhampton Church of England Primary Academy, and both a doctor and dental surgeries. 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. The neighbouring town of Nailsworth is renowned for its excellent boutique shops & eateries whilst Stroud offers four supermarkets including Waitrose, as well as an award-winning Farmers Market.



Approximate Gross Internal Area = 207.5 sq m / 2233 sq ft
 Double Garage = 30.9 sq m / 333 sq ft
 Total = 238.4 sq m / 2566 sq ft

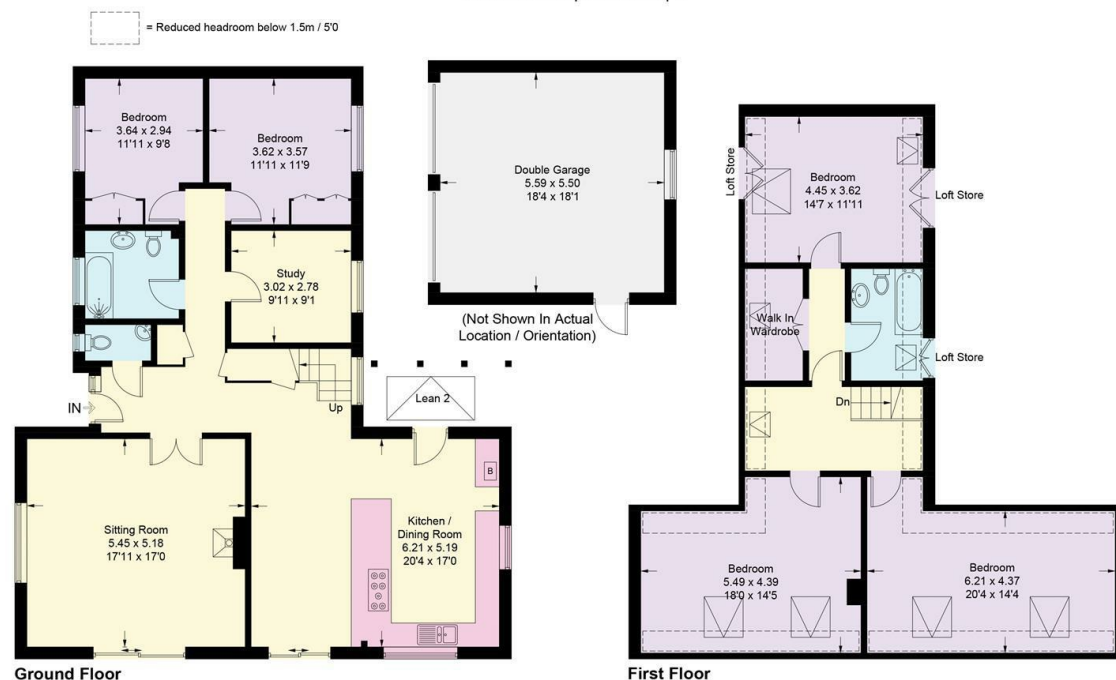


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158163)

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

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 9JJ

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 D

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.

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