

LITTLE GREENDOWN, MINCHINHAMPTON



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LITTLE GREENDOWN, BUTT STREET, MINCHINHAMPTON, STROUD, GLOUCESTERSHIRE, GL6 9JU

OCCUPYING A TRULY SPECIAL POSITION, LITTLE GREENDOWN OPENS DIRECTLY ONTO THE STUNNING MINCHINHAMPTON COMMON, WHILE REMAINING JUST A SHORT WALK FROM THE HEART OF MINCHINHAMPTON CENTRE.

The property

Offered for sale for the very first time since its construction, this beautiful Arts and Crafts home has remained in the same family for generations. A rare gem, it presents an exciting opportunity for a new owner to make their mark on a property brimming with period charm. Set within approximately half an acre, the home sits behind double gates, offering excellent privacy, ample parking, and a level, well-established garden—ideal for families and gardening enthusiasts alike. The original front entrance leads to a characterful entrance porch with a cloakroom, which flows into a central hallway. From here, the stunning original staircase rises to the first floor, and doors lead off to the main living areas. Notably, the property remains largely untouched from its original design, preserving a wealth of character features throughout. The sitting room is a true highlight, with original Crittall French doors opening onto the garden, a double-aspect

outlook, and a magnificent open stone fireplace. This is complemented by a formal dining room, featuring a large mullion window that frames views of the rear garden. An original generous serving hatch with integrate storage above and below connects to the kitchen, which could easily be opened up further for modern living. The kitchen itself is full of charm, with original shelving and glass display cabinets above the hatch, a gas Aga, integrated base units, a walk-in pantry, and a larder cupboard. From here, a door leads to a cosy snug, complete with French doors to the paved rear terrace and mock wood burner fuelled by gas. A further door opens to the adjoining boiler room. The snug also serves as a link to the ancillary accommodation. Upstairs, there are four bedrooms and a family bathroom. The principal bedroom suite deserves special mention for its generous proportions, double-aspect mullioned outlook — enjoying views across the garden and

ACCOMMODATION

*Main House - Entrance Porch • Inner Hall • Sitting Room • Dining Room
Kitchen/Breakfast Room with Pantry and Larder • Snug
Utility/Boot Room • Main Bedroom Suite with Ensuite Bathroom
Three Further Bedrooms • Family Bathroom
Annexe – Open-Plan Kitchen/Living/Bedroom Area • Bathroom*

Minchinhampton Common—and built-in storage. It is served by a spacious en-suite bathroom. Although seamlessly connected to the main house, the annexe is fully self-contained with its own private entrance. The open-plan living and sleeping area has been thoughtfully and tastefully designed, featuring wood-effect flooring and a beautifully fitted DeVol kitchen with an integrated oven, hob and fridge. Beyond this area is a stylish bathroom with a shower over the bath. A connecting door from the bathroom leads to a second entrance hall/utility room which links the main house to the annexe.

Additional Agents' Information:

Ofcom – Ultrafast broadband available with Gigaclear and Openreach.

Indoor mobile coverage likely with O2.

The property is gas centrally heated.



Situation

Minchinhampton is a quintessential Cotswold market town, perched high above the picturesque valleys of Stroud and Nailsworth. With its charming architecture, strong sense of community, and access to stunning countryside, it offers the perfect balance of rural beauty and everyday convenience. The town enjoys a range of excellent local amenities, including The Crown Inn and The Lodge public houses, a selection of independent cafés, a general store, butcher, chemist, and Post Office. Families are well served by Minchinhampton Church of England Primary Academy, along with both a doctors' surgery and dental practice. Minchinhampton, along with neighbouring Rodborough, is also renowned for its magnificent 600 acres of National Trust-maintained Common land, offering endless walks, cycling routes, and some of the area's most scenic views. One of three local golf courses is located on the Common, making this a paradise for lovers of the outdoors. Despite its countryside setting, Minchinhampton remains well-connected. London is easily accessible via nearby Stroud railway station, which offers regular direct services to London Paddington. The area is also highly regarded for its education options. Grammar schools Stroud High School (for girls) and Marling School (for boys) are both located in Stroud, while independent options include Beaudesert Park School and Wycliffe College. The nearby town of Nailsworth is well known for its award-winning restaurants, artisan shops, and vibrant food scene, while Stroud offers a broader range of shopping, four major supermarkets including Waitrose, and an acclaimed weekly Farmers' Market, consistently voted one of the best in the country.



WITHIN EASY REACH...

Minchinhampton centre – 0.3 of an mile

Nailsworth – 2.2 miles

Stroud – 3.4 miles

Kemble Railway Station – 8.5 miles

Cirencester – 9.9 miles

Cheltenham – 16 miles

Bath – 27 miles

Bristol – 38 miles

All distances are approximate





Outside

Set within grounds of approximately half an acre, the gardens and setting of Little Greendown are truly a delight. Not only do they offer excellent privacy, but they also border the beautiful expanse of Minchinhampton Common, with gated access opening directly onto acres of National Trust land—perfect for dog walks, children's play, or simply enjoying the surrounding countryside. The property is set well back from Butt Street and approached via double gates that open to a gravelled driveway, offering easy parking for multiple vehicles.

A large and mature border incorporating established trees, shrubs, and planting runs along one side of the driveway, providing a lush and natural screen. In the majority, the level grounds extend to the south-west elevation, where they enjoy far-reaching views. This area is enclosed by an attractive Cotswold stone wall, adding both character and a sense of seclusion. The gardens are thoughtfully arranged into three distinct areas, including two generous lawned sections, vibrant and well-stocked flower borders, and a beautifully screened paved seating terrace—perfect for alfresco dining or peaceful moments in the sun. The grounds are also peppered with a wonderful selection of trees, which add further interest, seasonal colour, and structure to the landscape throughout the year. Altogether, the outside space complements the house perfectly, offering a calm and established setting that's both family-friendly and full of potential for keen gardeners. Whether relaxing in the sun, entertaining guests, or stepping directly out onto the common, the gardens at Little Greendown are a true extension of the home's charm and lifestyle appeal.



OUTSIDE

Gated Driveway Providing Parking for Multiple Vehicles • Mature and Private Gardens and Grounds Equating to Approximately Half an Acre.



Useful Information

Tenure: Freehold.

Postcode: GL6 9JU.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band E and EPC Rating D.

Approximate Gross Internal Area = 206.4 sq m / 2222 sq ft
(Including Annexe)



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166767)

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WHITAKER
SEAGER
ESTATE AGENCY

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.