

INGLESTONE
MINCHINHAMPTON
GLOUCESTERSHIRE



INGLESTONE



Inglestone, Chapel Lane, Minchinhampton, Gloucestershire, GL6 9DL

A LIGHT-FILLED HOME SET IN A TRANQUIL LOCATION WITH MAGICAL VIEWS, YET STILL WITHIN EASY WALKING DISTANCE OF THE CENTRE OF MINCHINHAMPTON

Porch, Reception Hall, Kitchen/Breakfast Room, Cloakroom, Family/Dining Room, Sitting Room, Ground Floor Bedroom, Ground Floor Bathroom, Ground Floor Shower Room with WC, Utility, 2 First Floor Bedrooms, Attic Room, Single Garage, Garden, Gated Parking

GUIDE PRICE £940,000

DESCRIPTION

Inglestone is a rare find in that it offers a haven of rural tranquility, whilst still within easy walking distance of the centre of the thriving market town of Minchinhampton. Tucked away towards the bottom end of Chapel Lane, the property is accessed via a sweeping drive. An entrance porch provides a useful space for muddy boots and country paraphernalia, opening into a light-filled reception hall. The kitchen is located at the end of the hallway and is a well-fitted working space with wonderful views overlooking pony paddocks. Fitted units provide ample storage with built-in appliances and an Aga, plus a breakfast bar. A good sized utility leads off the kitchen, with access to a rear courtyard garden. The kitchen leads open-plan to a fabulous Family/Dining room with a wood burning stove providing a warming focal point. A vaulted ceiling gives this room a tremendous sense of light and space. Double doors lead to a south westerly facing patio, providing the perfect space for alfresco entertaining. A sitting room leads open-plan from the family room, giving the ground floor a harmonious sense of flow. A large bay window overlooks the panorama beyond, offering wonderful views across the valley. A large, light-filled ground floor bedroom similarly benefits from magnificent views. A cloakroom with shower, plus a family bathroom, are also located on the ground floor. Two bedrooms are located on the first floor, one with walk-in dressing room and en-suite WC. A large attic room provides plenty of storage space.

The property is enveloped by a landscaped garden with well-stocked borders, pond, mature trees and gently sloping lawn. There are spacious patios to both the front and rear of the house, providing a choice of outside areas to relax and offering magnificent views from the front aspect. The property also benefits from a single garage.

DIRECTIONS

From our Minchinhampton office head along Tetbury Street where Chapel Lane will be found after circa 20 yards on the right hand side. Inglestone will be found approximately half a mile along Chapel Lane, on the left hand side.

LOCATION

One of Inglestone's key attractions is its magical setting. The house is a hidden gem, tucked away along Chapel Lane, yet still within minutes of the centre of Minchinhampton. The market town of Minchinhampton

offers a host of amenities including several popular cafes, a gastro pub, village shop, post office and chemist and superb butchers. Minchinhampton Common offers hundreds of acres of National Trust common land, perfect for country walks and host to a golf course and excellent pub. Minchinhampton has a wonderful sense of community spirit with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts. The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud also has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is a five minute drive from Inglestone and Westonbirt and Wycliffe are also within easy reach, as well as numerous sought after schools in Cheltenham. The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud Station and both the M5 and M4 easily accessible.

TENURE	Freehold
EPC	EER: Current 53 / Potential 67
SERVICES	All mains services are believed to be connected to the property, oil central heating, septic tank, council tax band E
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Inglestone, Chapel Lane, Minchinhampton, Gloucestershire

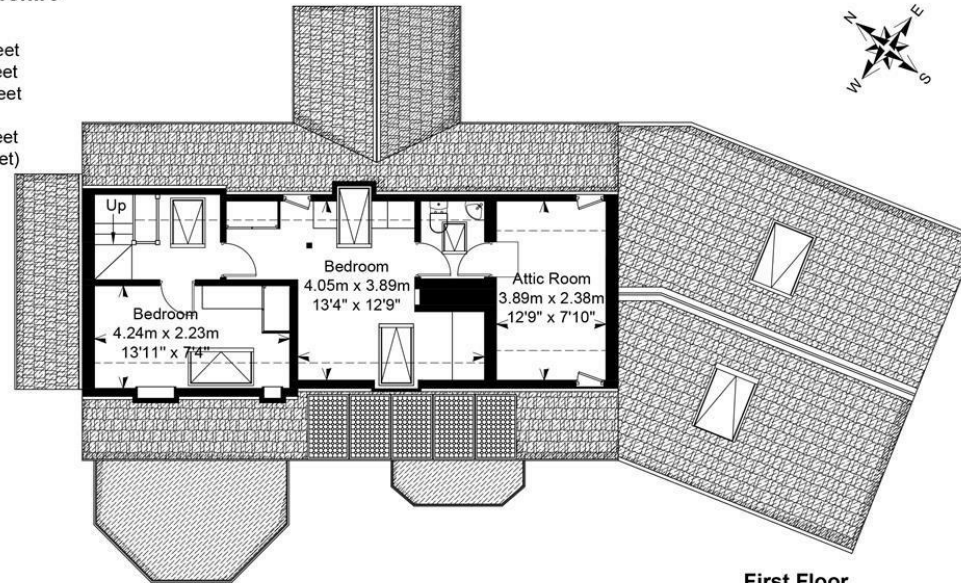
Approximate IPMS2 Floor Area
 House 190 sq metres / 2045 sq feet
 Garage 12 sq metres / 129 sq feet
 Attic Room 9 sq metres / 97 sq feet

Total 211 sq metres / 2271 sq feet
 (Includes Limited Use Area 11 sq metres / 118 sq feet)

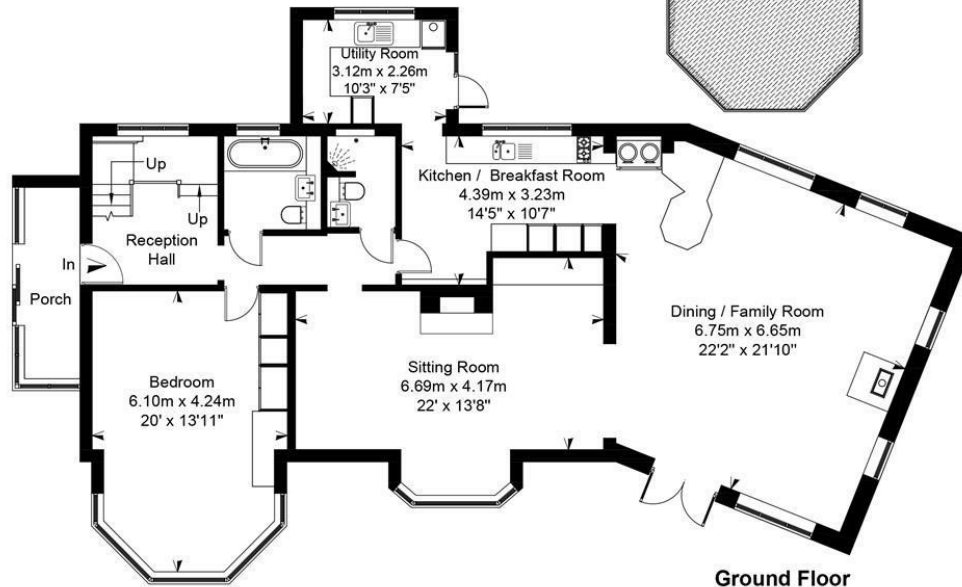
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This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

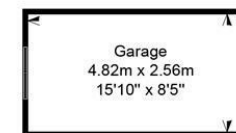
Outbuildings
 Not Shown In Actual Location Or Orientation



First Floor



Ground Floor



Garage
 4.82m x 2.56m
 15'10" x 8'5"



4 London Road, Stroud, GL5 2AG
 Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
 Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
 Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
 Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
 Internet: www.mayfairoffice.co.uk