

# 5 DEANS QUARRY

BURLEIGH  
GLOUCESTERSHIRE





**5 DEANS QUARRY, BURLEIGH, STROUD, GLOUCESTERSHIRE, GL5 2PQ**



**PRICE GUIDE £1,250,000**

**A SUBSTANTIAL FAMILY HOME WITHIN WALKING DISTANCE OF MINCHINHAMPTON, WITH 5 BEDROOMS, LARGE GARDEN, LOVELY VIEWS AND POTENTIAL TO CREATE A SELF-CONTAINED ANNEXE**

**Reception Hall, Kitchen/Breakfast Room, Dining Room, Sitting Room, Music Room, Conservatory, Utility Room, 5 Bedrooms, one En-Suite, Attic Room, Shower Room, Family Bathroom, Double Garage, Parking for several cars, large Garden, circa 0.5 acres, Views**





Tucked away at the end of a secluded road, 5 Deans Quarry offers the rare opportunity to put your individual stamp on a substantial family home in a large plot with far reaching valley views. Within easy walking distance of Minchinhampton Common and its popular market town with pub, cafes and shops, the property offers a lifestyle as much as a home. Enveloped by its own large garden, the house is accessed via a gated path leading to the pretty front door with porch over. Opening into a spacious reception hall with teak parquet flooring, the house has an instantly welcoming and spacious vibe. The kitchen is directly opposite the reception hall, a light-filled room overlooking the rear garden with ample space for a dining table. A utility room and good sized conservatory lead off the kitchen. Access to the double garage can be gained from the conservatory. Leading off the kitchen is a large music room and this wing of the house naturally lends itself for conversion to a self contained annexe with the music room already having its own external access. The sitting room is located at the opposite end of the house, a lovely room with unique character features including aged beams and a fireplace built from stone reclaimed from the old Red Lion pub in Kings Stanley, near Stroud. The dining room is located between the kitchen and sitting room, offering lovely views over the rear garden.

An elm staircase provides access to the first floor with a spacious landing and five double bedrooms. The principal suite has far reaching views across the garden and beyond, together with an en-suite shower room and access to a good sized attic room. Currently used for storage, the attic room has the potential to convert to a sixth bedroom or potential annexe bedroom if the ground floor space were to be converted. There is also a family shower room plus family bathroom at this level.

The real joy of 5 Deans Quarry however lies in both its location and size of plot. Gently sweeping lawns surround the house, predominantly to the side of the property, with wonderful far reaching views in all directions, from Painswick Beacon to Rodborough Fort and Common. The garden is enclosed with a paddock and ponies belonging to the neighbouring property at the bottom of the garden. There is a double garage plus ample parking for several cars.



## LOCATION

5 Deans Quarry is located at the end of a quiet road just moments from Minchinhampton Common. Forming part of an exclusive development of individual houses, Deans Quarry has a lovely sense of community. The house is within walking distance of the market town of Minchinhampton, together with its common, providing over 600 acres of National Trust land and also host to a golf course. Minchinhampton has numerous amenities including a popular pub, several cafes, village shops and a sought after primary school. Burleigh itself also has a boutique hotel with fabulous restaurant. One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance across the common as well as numerous other schools in the private sector including nearby Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham. Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.

## DIRECTIONS

From our Minchinhampton office head up the High Street until you reach the main Cirencester Road. Turn left and after circa 400 yards turn right into Burleigh Lane. Deans Quarry is the first turning on the left; as you enter the road branch round to the right and number 5 is found at the end of the road on the left hand side.

**TENURE** Freehold

**EPC** EER: Current 59 / Potential 84

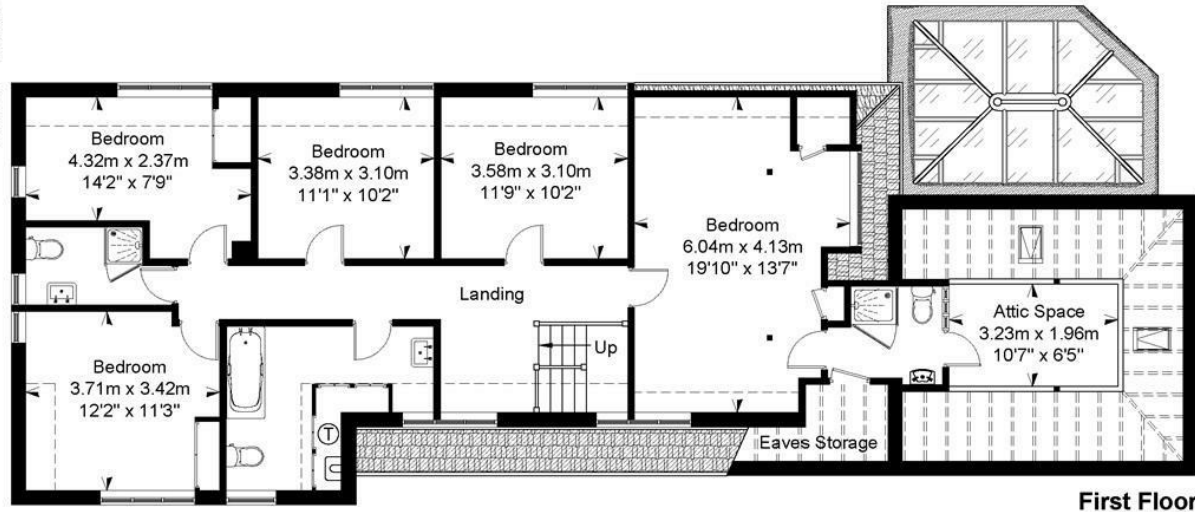
**SERVICES** All mains services are believed to be connected to the property, gas central heating, council tax band G

**VIEWING** By prior appointment with **MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334** who will be pleased to show prospective purchasers around the property

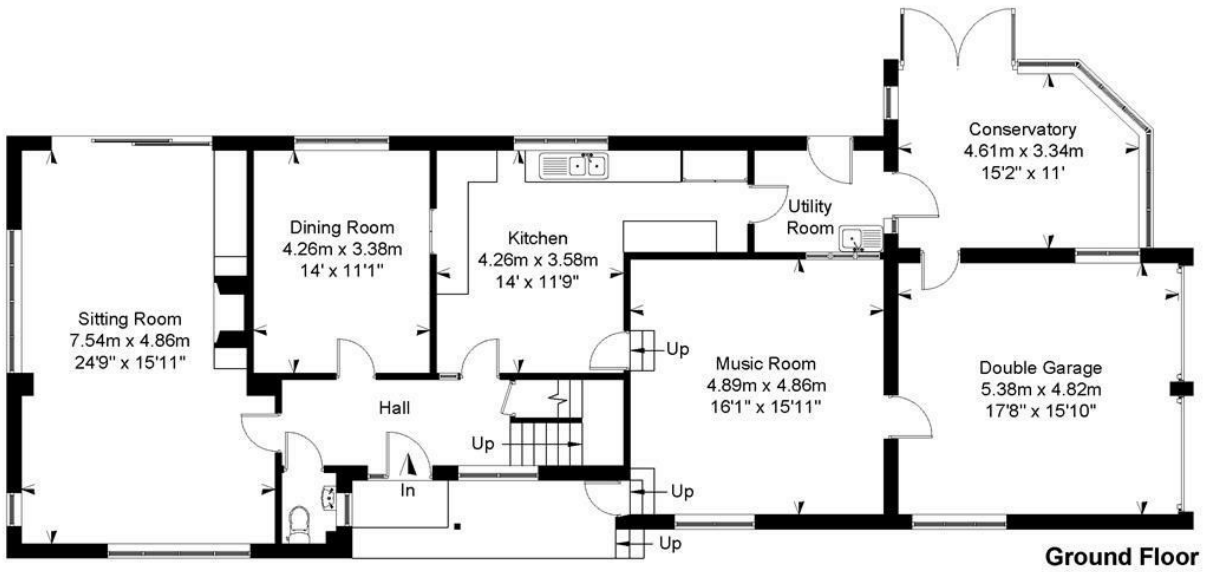
# 5 Deans Quarry, Burleigh, Stroud, Gloucestershire

Approximate IPMS2 Floor Area  
 House 239 sq metres / 2573 sq feet  
 Attic Space 24 sq metres / 258 sq feet  
 Double Garage 26 sq metres / 280 sq feet

Total 289 sq metres / 3111 sq feet  
 (Includes House Limited Use Area 19 sq metres / 204 sq feet)  
 (Includes Attic Space Limited Use Area 17 sq metres / 183 sq feet)



--- = Limited Use Area



Simply Plans Ltd © 2022  
 07890 327 241  
 Job No SP2892  
 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

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



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

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



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

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



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

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



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

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)