

WEAVERS COTTAGE

42 WEST END
MINCHINHAMPTON



Weavers Cottage, 42 West End, Minchinhampton, Gloucestershire, GL6 9JA

A QUINTESSENTIAL COTSWOLD COTTAGE WITH A FABULOUS SOUTH FACING COURTYARD GARDEN, 3 BEDROOMS AND JUST A SHORT WALK FROM THE VILLAGE CENTRE, WITH NO ONWARD CHAIN

Sitting Room, Kitchen/Breakfast Room, 3 Bedrooms, Shower Room, South facing Courtyard Garden plus rear walled Courtyard

PRICE GUIDE £425,000

DESCRIPTION

Weavers Cottage is your quintessential Cotswold cottage, exuding charm around every turn. As soon as you raise the latch on the aged entrance gate and step inside the south facing courtyard, you know you are in for a treat. A sheltered walled patio area adorned with espalier and topiary, makes not only for a welcoming entrance but also the perfect spot for alfresco dining. The cottage opens directly into the sitting room with an instant welcoming vibe - the perfect spot for a cosy up or equally a lovely space for summer days with the door open to the courtyard. A fabulous flagstone floor creates a tremendous sense of history and an inglenook fireplace with woodburning stove provides a focal point. There is a good sized storage cupboard under the stairs. Steps lead up to a charming modern kitchen with room for a table and access to a rear gravel courtyard area - the perfect spot for morning coffee. There is a good sized double bedroom on the first floor with juliet balcony as well as a front facing bedroom, which would also make a lovely study or home office. There is a further double bedroom on the top floor and a modern shower room. Weavers Cottage is currently run as a successful holiday let but would equally make a lovely second or family home.

LOCATION

Minchinhampton is one of the Cotswold's best kept secrets. A buzzing market town with a strong sense of community, the town benefits from excellent amenities, including a popular primary school, within walking distance of Weavers Cottage, a doctors' surgery, post office and several fantastic coffee shops and a popular Gastro pub (The Crown). There is also an excellent selection of retailers including a butcher, chemist, general store, hairdresser and even a highly acclaimed wedding dress shop. 42 West End is moments from Minchinhampton Common, offering over 600 acres of National Trust land. There are excellent sporting facilities including 3 golf courses, two championship level, as well as rugby and tennis clubs. A choice of excellent schools is a key draw to the area, not least Minchinhampton Primary School, located just a short walk way, but also several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of popular secondary schools.

The area is also popular with tourists, attracted by the stunning countryside and the many nearby villages and towns to visit, such as Tetbury and the popular Westonbirt Arboretum. Nearby Stroud has four major supermarkets including a Waitrose, and a mainline train station with frequent services into London Paddington scheduled from 90 minutes. By road the journey is circa two hours and Bristol, Bath and Cheltenham are within easy reach.

DIRECTIONS

From our Minchinhampton office, head along West End in the direction of the Common. Weavers Cottage will be found on the right hand side just as the road narrows, identified by a wooden access gate with round stone finials on either side.

What3words:///easels.absent.crest

TENURE

Freehold

EPC

EER: Current 61 / Potential 87

SERVICES

All mains services are believed to be connected to the property, gas central heating. Stroud District Council Tax Band B

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.

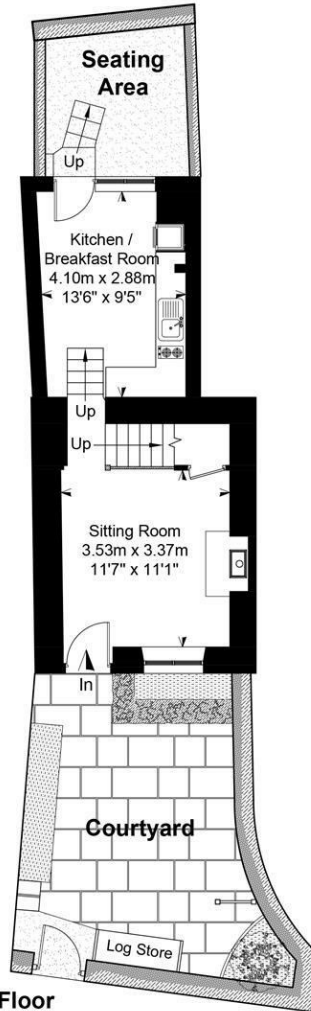
SUBJECT TO CONTRACT

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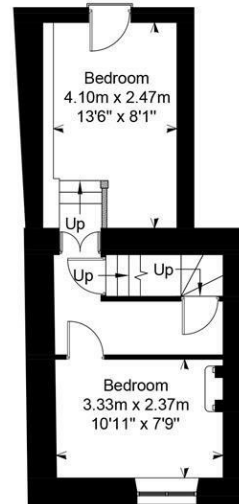


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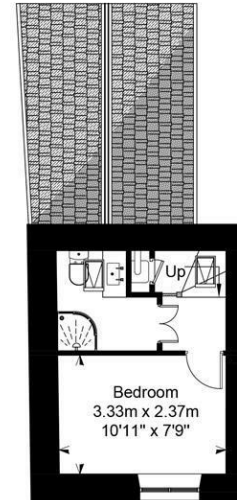
House Approximate IPMS2 Floor Area 70 sq metres / 753 sq feet



Ground Floor



First Floor



Second Floor

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Job No SP3354

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



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