

# 22 STUART COURT

BUTT STREET  
MINCHINHAMPTON





## 22 Stuart Court Butt Street, Minchinhampton, Stroud, GL6 9JB

**AN UNUSUALLY LARGE, SPACIOUS AND BRIGHT 2/3 BEDROOM COTSWOLD STONE COTTAGE IN THE EXCLUSIVE STUART COURT RETIREMENT DEVELOPMENT. EASILY ADAPTABLE TO SINGLE STOREY LIVING WITH EXTENSIVE COMMUNAL GROUNDS CONVENIENTLY LOCATED CLOSE TO THE CENTRE OF THE HISTORIC MARKET TOWN OF MINCHINHAMPTON**

**Reception Hall, Open Plan Sitting and Dining Room, Kitchen, Ground Floor Double Bedroom with Dressing Room/Office, Principle Double Bedroom with En-suite Shower Room, Landing/Reading Room, WC, Private Courtyard Garden, Extensive Communal Grounds, Garage**

**GUIDE PRICE £625,000**

### DESCRIPTION

Stuart Court is a much admired and exclusive retirement development in the grounds of Minchinhampton's former rectory, close to the town's centre and High Street. No.22 is a particularly large 2/3 bedroom cottage tucked away on the quieter side of the development overlooking a pretty lawned square at the front and private woodlands to the rear. The development has beautifully maintained grounds adjacent to Minchinhampton Cricket Club.

This cottage benefits from an unusually large open plan sitting and dining room with doors leading to the private courtyard garden. This delightful room is full of light and is a wonderful space to entertain family and friends. To the front of the property is an adjoining, fully fitted separate kitchen.

This property has the added advantage of a ground floor double bedroom with a dressing room/study which could easily be changed to provide en-suite facilities. This would provide the option of spacious single storey living.

On the first floor is a sizeable landing which could work very well as a home office or reading space. This leads to what is currently being used as the main bedroom with inbuilt storage and an en-suite shower room.

A private and secure single garage with power and storage is located a short distance from the property across the communal gardens.

### LOCATION

The Stuart Court development is strategically situated within a 5 minute walk to the centre of this historic market town and approximately 15 minutes west of Cirencester and 35 minutes south of Cheltenham. Minchinhampton is an especially popular place to live, being adjacent to some 650 acres of National Trust common land, free for anyone to enjoy. The town has good facilities which include a doctors surgery, general store, post office, Boots chemist, 2 cafes, an excellent butcher and a gastro pub (The Crown). There is an active church, community library and many different clubs and societies. The town has three challenging golf courses and many lovely walks in the vicinity. It is known as a friendly and welcoming community. Nearby Stroud provides a further extensive range of shopping and recreational facilities.

Minchinhampton is approximately 15 minutes from Cirencester, 35 minutes from Cheltenham, 45 minutes from Bristol, Bath & Swindon and about 2 hours from London by road. Trains from Stroud Station are scheduled from 90 minutes into London Paddington.

### DIRECTIONS

From our Minchinhampton Office proceed up the Market Place into Butt Street and the turning to Stuart Court is about half way up on the right. On entering the development, Stuart House is almost dead ahead and No. 22 is to the right of the main building with signs stating how to locate it.

### GENERAL INFORMATION

The Property is being sold chain free. Leasehold with 150 years starting 24th June 2006. One resident must be over 55 years of age.

The Managing Agents - Cognatum. Service charge of £1,603 per quarter/ £6412 per annum (2024). This in principal covers: Lighting, water charges, the Alarm system, Building Insurance, general maintenance including window and gutter cleaning, upkeep of the ground and a scheme minibus for shopping trips. There is also a Resident Estate Manager - Cognatum 24/7.

**TENURE** Leasehold

**EPC** EER: Current 63 / Potential 80

**SERVICES** Electric heating and mains drainage are believed to be connected to the property. Stroud District 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

*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*



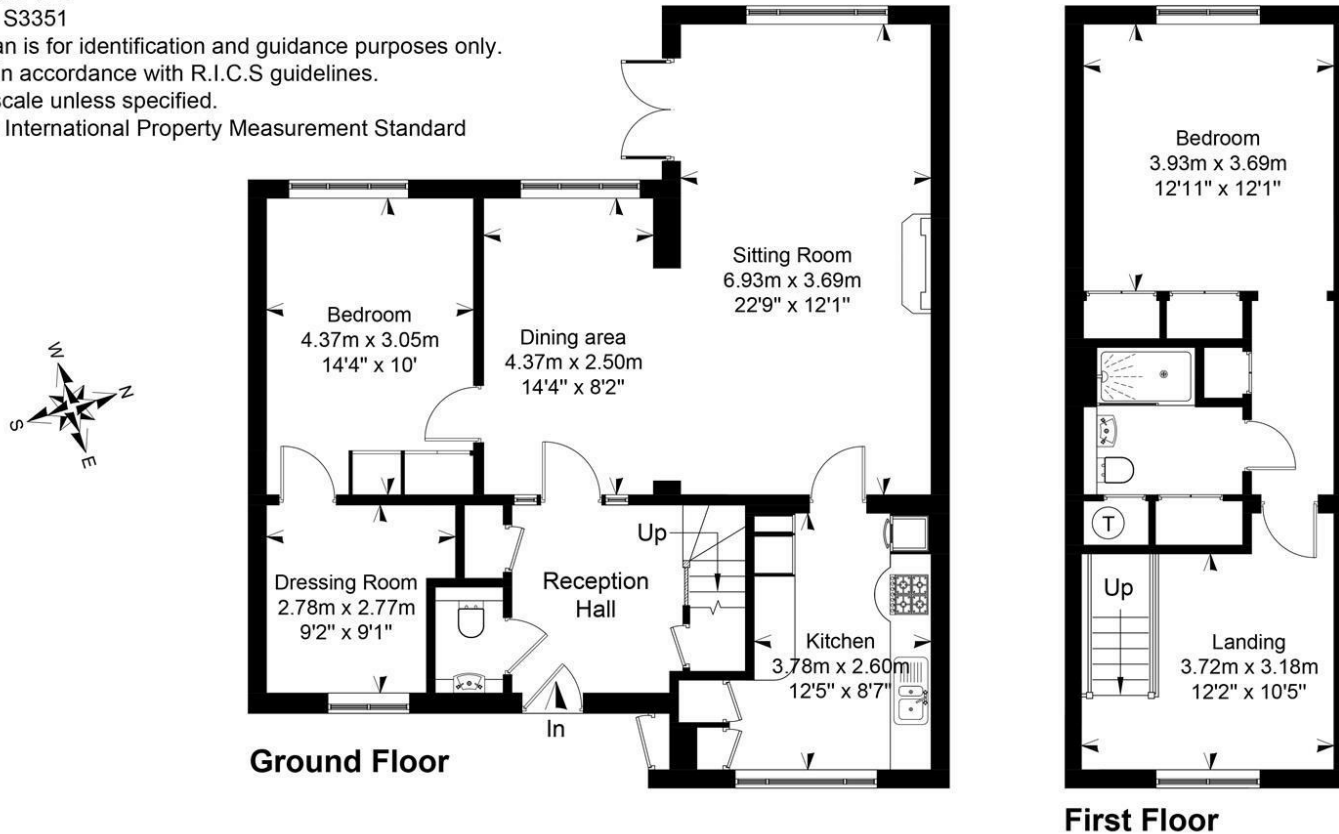


## 22 Stuart Court, Butt Street, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area  
House 125 sq metres / 1345 sq feet

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07890 327 241  
Job No S3351

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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