

GREEN EDGE

MINCHINHAMPTON
GLOUCESTERSHIRE





MURRAY'S
REAL ESTATE
FOR SALE

GREEN EDGE, 32 DR BROWNS ROAD, MINCHINHAMPTON, GLOUCESTERSHIRE, GL6 9BT



GUIDE PRICE £1,250,000

A SPACIOUS AND LIGHT-FILLED CONTEMPORARY HOME IN AN EXCEPTIONAL LOCATION BORDERING MINCHINHAMPTON COMMON, SET IN A LARGE AND BEAUTIFULLY LANDSCAPED GARDEN OF CIRCA TWO THIRDS OF AN ACRE

Reception Hall, Kitchen, Breakfast Room, Sitting Room, Dining Room, Garden Room, Study, Utility, Cloakroom, 4 Bedrooms, Principal with En-suite, Family Bathroom, Double Garage, Gated Parking, Large Landscaped Garden of circa two thirds of an acre





Green Edge offers a fabulous opportunity to modernise a light-filled and modern home in a truly exceptional location, bordering Minchinhampton Common. As soon as you sweep through the electric gates, you get an immediate sense this is a rare find.

The property opens to a good sized reception hall with round porthole feature window and a lovely sense of space. The kitchen is set to the rear of the house and is clearly the hub of the home. Overlooking the garden, this is the perfect room to cook up a family feast. Fitted units provide ample storage and a breakfast room leads open-plan off the kitchen, with room for a table, ideal for informal suppers. A good sized study leads off the rear hall, together with a boot room and spacious utility. The sitting room is a light-filled space with a pretty bay window overlooking the garden. Glass doors open to the dining room, ideal for more formal entertaining. A garden room provides the perfect spot to relax with a book and enjoy the garden view. A large patio leads off the garden room, providing easy access for alfresco entertaining.

Four bedrooms are located on the first floor, the 3 front facing rooms all with magnificent views over Minchinhampton Common. All of the rooms have been thoughtfully laid out to provide ample discreet storage and the principal bedroom benefits from an en-suite shower room. A family bathroom is also located at this level.

The garden is an absolute delight. Beautifully landscaped, the level lawn is flanked by hedging and a magnificent dry stone wall runs along the boundary with the common. Well stocked borders add interest and trees and hedging provide privacy. A sweeping drive with electric gates onto the road, leads to a double garage and ample driveway parking. A useful shed is hidden away behind the garage.



LOCATION

One of Green Edge's key attributes is its sensational location bordering Minchinhampton Common. Tucked away at the end of Dr Browns Road, the house is within easy walking distance of the market town of Minchinhampton and Minchinhampton Common is literally just a hop over the wall. Providing over 600 acres of National Trust land and also host to a golf course, the common is well known for the cattle that freely graze this National Trust land in the summer months. Minchinhampton has numerous amenities including a popular pub, several cafes, village shops and a sought after primary school. Burleigh Court Hotel is within a five minute drive, offering fine dining or the perfect spot for an early evening drink following a walk on the common. 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 Saturday 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.

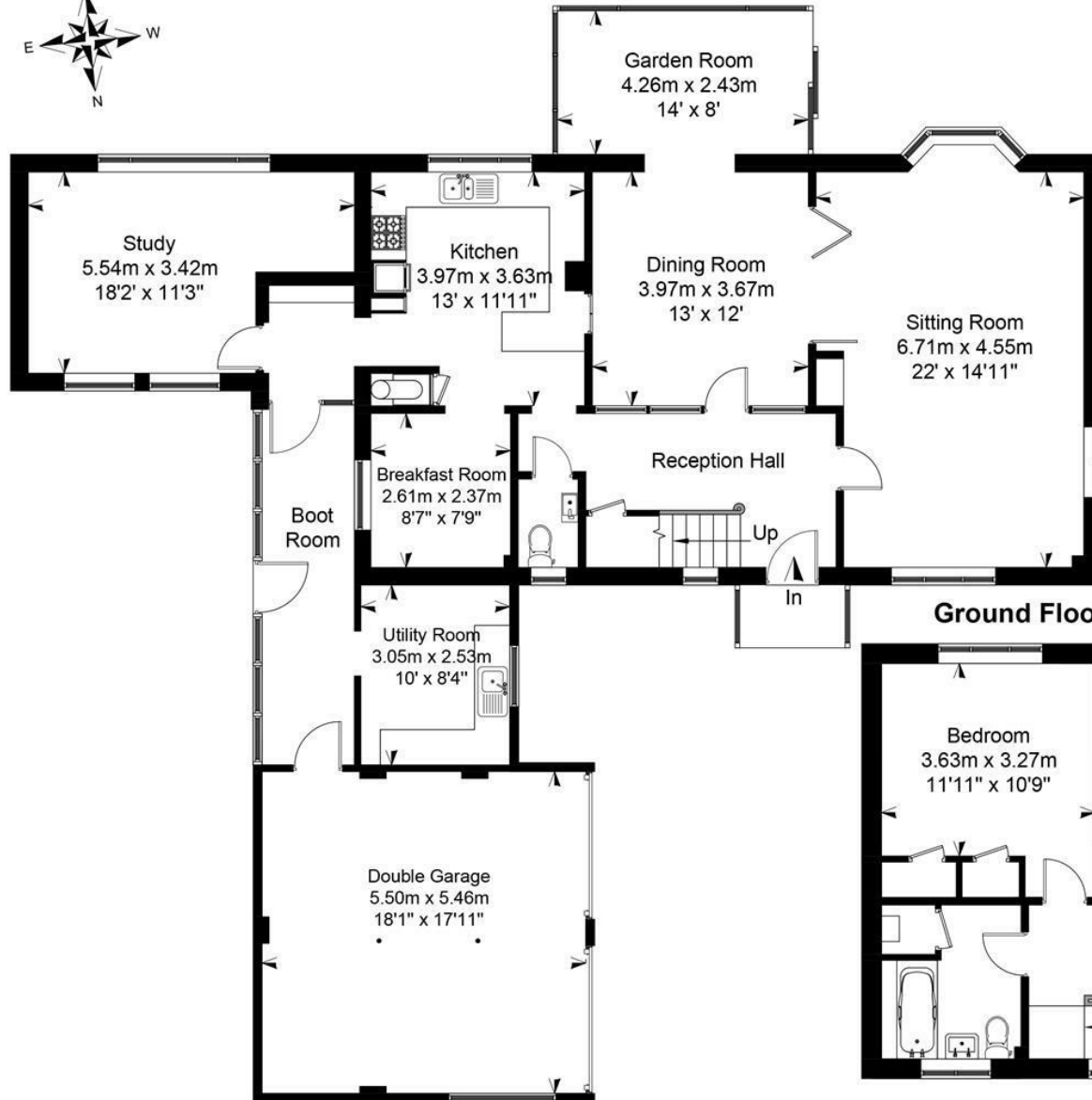
DIRECTIONS

From our Minchinhampton office, head up the High Street, passing the war memorial and leading into Butt Street. At the junction with the main road, turn left onto the Cirencester Road and after circa 150 yards, take the first left hand turn into Dr Browns Road. Green Edge is the first house on the left hand side, identified by black electric gates.

TENURE	Freehold
EPC	EER: Current 67 / Potential 80
SERVICES	Gas fired warm air central heating, Septic tank, Stroud District Council Tax Band G.

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

Green Edge, Dr Browns Road, Minchinhampton, Gloucestershire



Approximate IPMS2 Floor Area	
House	215 sq metres / 2314 sq feet
Double Garage	30 sq metres / 323 sq feet
Total	245 sq metres / 2637 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

Ground Floor

First Floor

SUBJECT TO CONTRACT

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