

# 26 BESBURY PARK

MINCHINHAMPTON



## 26 Besbury Park, Minchinhampton, Stroud, GL6 9EN

**A WELL PRESENTED AND BRIGHT 4 DOUBLE BEDROOM DETACHED FAMILY HOME LOCATED IN THE QUIET AND POPULAR LOCATION OF BESBURY PARK OVERLOOKING THE SURROUNDING COUNTRYSIDE**

**Porch, Hallway, Sitting/Dining Room, Kitchen/Breakfast Room, 4 Double Bedrooms, Principle with en-suite Shower Room, Family Bathroom, Office (Bedroom 5), Guest WC, Mature Rear Garden, Driveway with Parking for several cars, Garage**

**GUIDE PRICE £750,000**

### DESCRIPTION

26 Besbury Park is an attractive detached family home located in a quiet and popular close of approximately fifty detached houses and bungalows, within easy walking distance of both Minchinhampton High Street and the National Trust Common.

The property sits comfortably in the middle of its sizeable plot with the mature rear garden backing onto open countryside. Entering via the front porch and then through to the hallway, doors leads to a wonderful dual aspect sitting/dining room which spans from the front to the back of the house with sliding doors out to the garden. In the middle of the property, the heart of the home, is an extended and stylish kitchen/breakfast room full of natural light also with direct access to the rear garden. In addition to these is another reception room which is currently used as an office - a very flexible space which would work equally well as a playroom, cinema room, snug or ground floor bedroom. From this room there is useful access to the garage.

Upstairs are four double bedrooms, the principle with en-suite shower room and good sized fitted wardrobes. There is also a modern family bathroom.

Externally, both the front and rear level gardens are mainly laid to lawn with mature shrubs, borders and trees. The rear garden which is bordered at the end with an attractive Cotswold stone wall offer tranquillity and privacy with a decked patio area and a productive kitchen garden with raised beds. The front driveway provides direct to the garage an off-street parking for several cars.

### DIRECTIONS

The property is most easily found by leaving our Minchinhampton office up the High Street, past the Market House and into Butt Street. At the junction turn right onto the Cirencester Road and take a left into Besbury Park after a few hundred yards. Enter Besbury Park, turn right and continue round to the left, where No.26 is on the right hand side.

### LOCATION

Besbury Park is an attractive and quiet development on the east side of Minchinhampton, close to its famous Common. It is a very popular address locally, within walking distance of the town's excellent

facilities including doctors surgery, a general store, a butcher and chemist (among other retailers) a gastro pub (The Crown), 2 independent coffee shops and a fish and chip shop.

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 in the summer months. Burleigh Court Hotel is within a five minute drive, offering fine dining or the perfect spot for an early evening drink following a walk. One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton has a popular primary school and 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.

### TENURE EPC

**Freehold  
EER: Current 69 / Potential 82**

### SERVICES

**All mains services are connected to the property. Gas Central Heating. Stroud District Council Tax Band F - £3,208.87. Ofcom Checker: Broadband Standard - 6 Mbps Ultrafast 1000 Mbps, Mobile Coverage - EE, O2, Vodafone**

Viewing by prior appointment with MURRAY'S 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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## 26 Besbury Park, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area

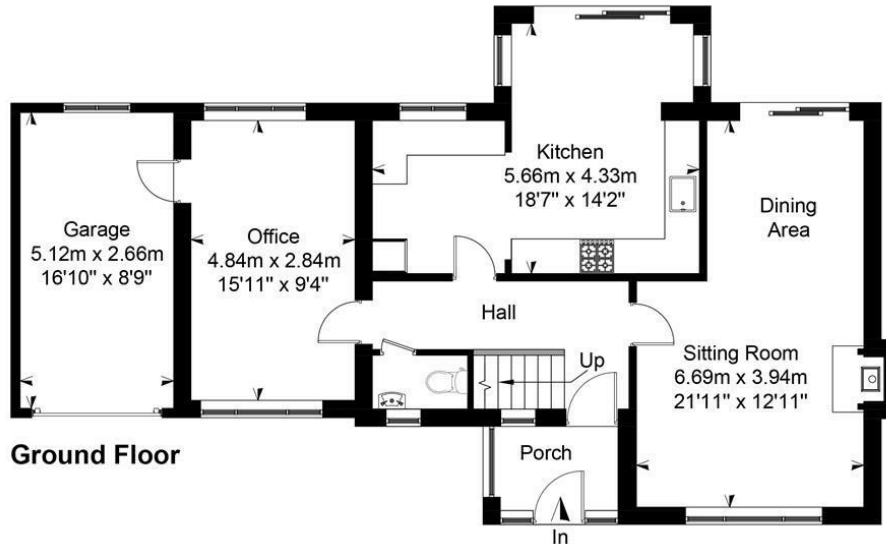
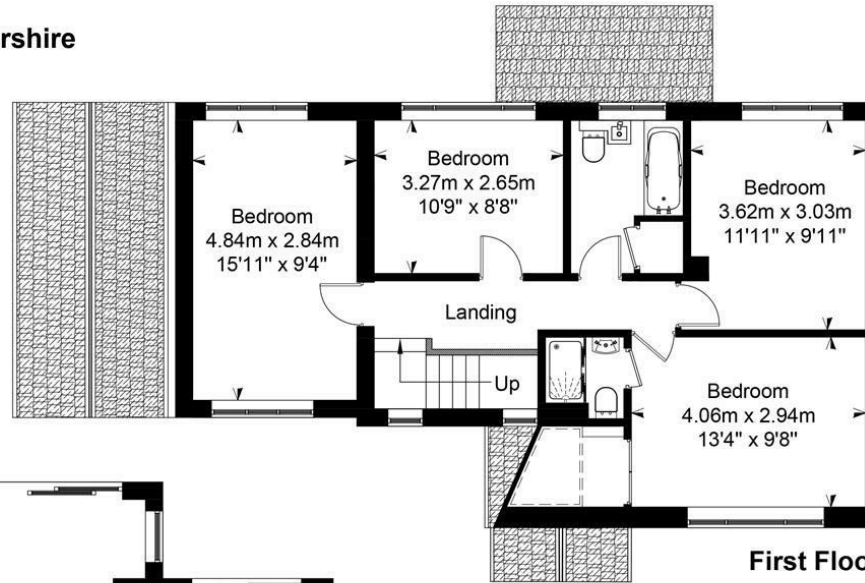
House 142 sq metres / 1528 sq feet

Garage 13 sq metres / 140 sq feet

Total 155 sq metres / 1668 sq feet

(Includes Limited Use Area 2 sq metres / 21 sq feet)

 = Limited Use Area



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07890 327 241

Job No SP3412

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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