

QUAINS

THE KNAPP

MINCHINHAMPTON, GLOUCESTERSHIRE



Quains, The Knapp, Minchinhampton, Stroud, Gloucestershire, GL6 9ER

LOCATED WITHIN WALKING DISTANCE OF THE CENTRE OF MINCHINHAMPTON, THIS EXCELLENT DETACHED FAMILY HOME HAS A LOVELY WEST FACING RURAL ASPECT AND A GENEROUS SIZE PLOT OF JUST UNDER 0.5 ACRES.

Entrance Porch, Drawing Room, Sitting Room, Dining Hall, Study, Kitchen/Breakfast Room with Aga, Utility, Cloakroom, Master Bedroom Suite with Balcony and Dressing Room, 3 further Bedrooms, family Bathroom, private Driveway, oak-framed Garage, Workshop, large Garden

OFFERS IN EXCESS OF £1,100,000

DESCRIPTION

Quains is an excellent family home with much to offer, including its excellent location, size of plot and the lovely rural outlook. The house is spacious, offering over 2,800 sq ft internally. The kitchen/breakfast room is over 30 feet long and the adjacent dining hall links it to the well proportioned drawing room, on the opposite side of the house. There is also a study, utility room and cloakroom with a further sitting room/snug, off the entrance porch. Upstairs the spectacular master bedroom suite incorporates a shower room and a dressing room as well as a balcony overlooking the garden. The remaining two bedrooms are on the opposite side of a central landing, served by a family bathroom. Outside the property has ample parking on its private driveway (cattle grid at the entrance) and the vendors have recently added an oak framed garage /workshop including an EV socket powered by solar panels on the roof of the main house. The garden itself is mainly laid to lawn and largely level or gently sloping in places. It protects the amenity of the house, with plenty of space for the young to enjoy and is circa 0.452 of an acre.

DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via the High Street, passing the Market House and into Butt Street. At the Junction with the Cirencester Road continue straight over into The Knapp. Continue along this single track lane for a short distance and Quains can be found on the right hand side

LOCATION

Quains is situated on The Knapp, a quiet country lane with minimal passing traffic and within walking distance of the centre of Minchinhampton with its popular primary school.

Detached and set in a generous sized plot, Quains has a westerly aspect with fields front and rear. Minchinhampton itself is a thriving small market town with a historic core around which most of its shops are grouped. These include a well-stocked general store, butcher, chemist and post office. In addition the town has a gastro pub and two cafes, active Anglican and Baptist churches as well as doctor and dental practices. It is known as a friendly and welcoming community and has a variety of sports clubs, with junior sections. Minchinhampton Primary School is highly regarded and there is a good choice of other schools locally, including Stroud High School and Marling (both grammar), as well as schools in the independent sector, including Beaudesert Park and Wycliffe College. Minchinhampton is famous for its Common, offering over 600 acres of countryside and popular with golfers as it has two clubs and three challenging courses. The town is within 2 hours of London by car and circa 90 minutes by train from nearby Stroud mainline station. Stroud also has several leading supermarkets, including a large Waitrose store.

TENURE	Freehold
EPC	EER: Current 51 / Potential 70
SERVICES	Mains Electricity and Water. Private drainage. Oil-fired central heating. Stroud District Council tax band G - £3702.55. Ofcom Checker: Broadband - standard 6 Mbps, superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone, Three.

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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Quains, The Knapp, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area

House 260 sq metres / 2799 sq feet
Garage 35 sq metres / 376 sq feet

Total 295 sq metres / 3175 sq feet

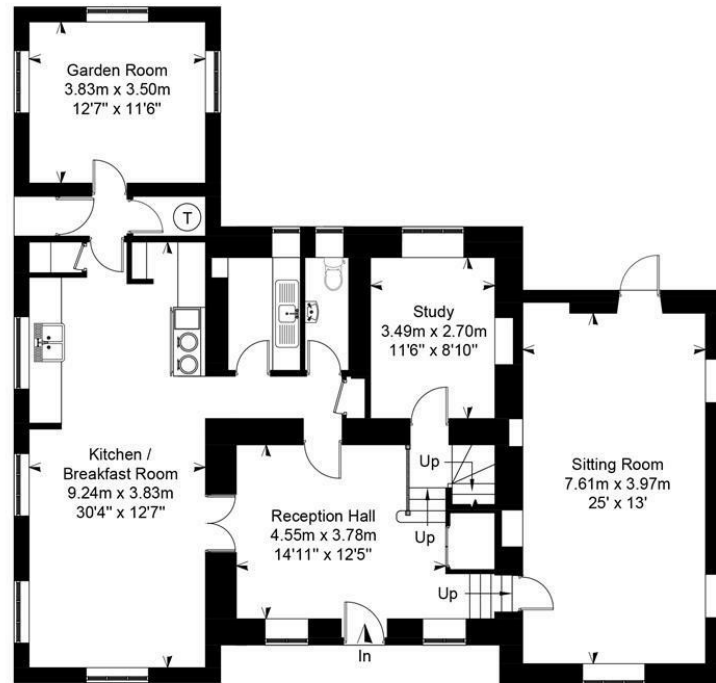
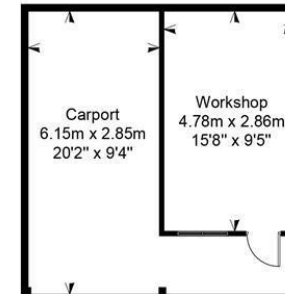
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



Carport / Workshop



Ground Floor



First Floor



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

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



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

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



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

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk