

THE STACK

MINCHINHAMPTON
GLOUCESTERSHIRE



The Stack, 31 Windmill Road, Minchinhampton, Gloucestershire, GL6 9DZ

A FABULOUS DETACHED FAMILY HOME WITH THE POTENTIAL TO RECONFIGURE THE GROUND FLOOR SPACE, OFFERING 4 GOOD SIZED DOUBLE BEDROOMS, ENCLOSED SOUTH FACING GARDEN, GARAGE AND PARKING, WITHIN EASY WALKING DISTANCE OF MINCHINHAMPTON TOWN CENTRE

Reception Hall, Kitchen/Breakfast Room, Utility, Cloakroom, Home Office, Dining Room, Sitting Room, 4 Double Bedrooms, Principal with En-suite, Family Bathroom, Large Garage with Store Room, Enclosed South Facing Garden, Gated Parking for Several Cars

PRICE GUIDE £875,000

DESCRIPTION

The Stack offers a superb family home in an excellent location, with the potential to open-up the ground floor space to create sensational open-plan living. Opening to a good sized reception hall, the home has an immediately bright and welcoming feel. The kitchen is set to the rear of the property, with a large window overlooking the south facing garden. Fitted cream units provide ample storage and there is room for a table. A good sized utility with access to the garden, leads off the kitchen. A home office offers a superb working from home space, with front facing views to Windmill Road. A useful cloakroom leads off the main reception hall. The dining room lies adjacent to the kitchen and has the obvious potential to knock through to the kitchen (subject to the necessary consent), to create a wonderful open-plan kitchen/dining room. A good sized sitting room combined with a conservatory opening to the garden, creates a light-filled and spacious reception room, ideal for hosting family and friends.

Four bedrooms are located on the first floor, the principal with en-suite and views to the garden. A family bathroom is also located at this level.

The south facing garden is set to the rear of the house and comprises well stocked borders and several patio seating areas, ideal for alfresco entertaining. A large garage and store room can also be accessed from the garden. A gated gravel drive to the front of the property provides parking for several cars.

DIRECTIONS

From our Minchinhampton office turn right into West End, proceed along Windmill Road for circa 500 yards, where number 31 Windmill Road, will be found on the left hand side.

LOCATION

One of The Stack's key attributes is its proximity to both the market town of Minchinhampton and the wonderful Minchinhampton Common, offering hundreds of acres of National Trust land. The market town of Minchinhampton offers a host of amenities including several popular cafes, a gastro pub, village shop, post office and chemist and superb butchers and the Common offers wonderful walks and also plays host to a popular golf course and excellent pub. Minchinhampton has a strong sense of community spirit

with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts. The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market. One of the key draws to the area is the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school within easy walking distance from The Stack and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is less than a five minute drive from the property and Westonbirt and Wycliffe are also within easy reach, as well as numerous sought after schools in Cheltenham. The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud Station and both the M5 and M4 easily accessible.

TENURE Freehold
EPC EER: Current 62 / Potential 73
SERVICES Gas central heating, mains drainage, Stroud District Council Tax Band F

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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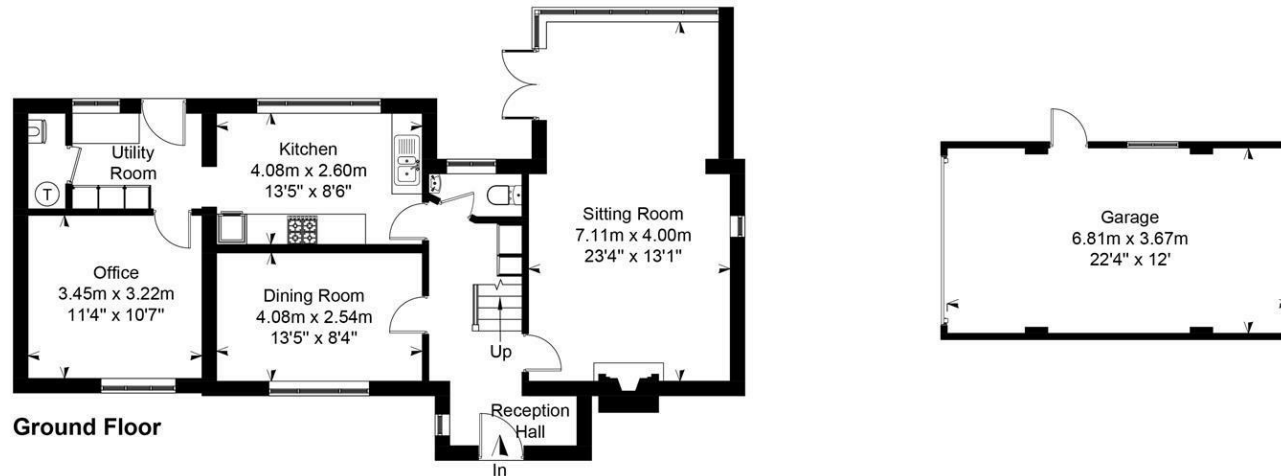
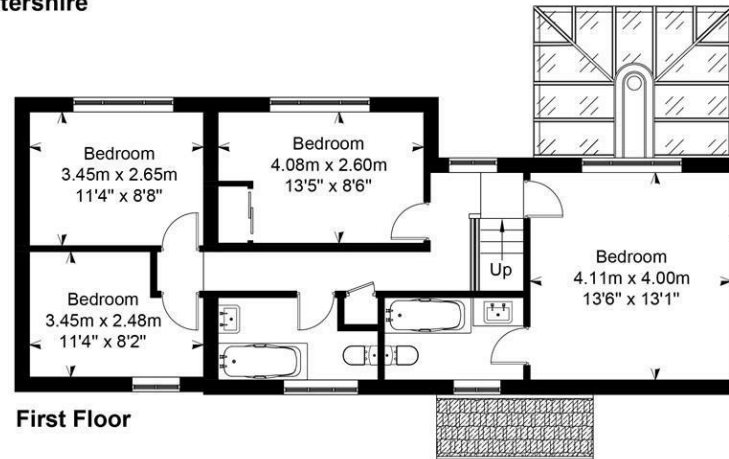
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Approximate IPMS2 Floor Area
 House 146 sq metres / 1571 sq feet
 Garage 25 sq metres / 269 sq feet
 Total 171 sq metres / 1840 sq feet

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 Job No SP3323

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



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