

BIRCHLEA

9 DR BROWNS ROAD, MINCHINHAMPTON



Birchlea, 9 Dr Browns Road, Minchinhampton, Gloucestershire, GL6 9DQ

AN IMMACULATELY PRESENTED AND RENOVATED 3 BEDROOM DETACHED BUNGALOW IN THE HEART OF MINCHINHAMPTON, MOMENTS FROM BOTH THE TOWN CENTRE AND MINCHINHAMPTON COMMON

Porch, Hallway, Sitting Room, Dining Room, Conservatory, Kitchen, Utility Room, Principal Bedroom with en-suite Shower Room, 2 Further Double Bedroom, Study/4th Bedroom, Shower Room, Double Garage, Off Street Parking, Landscaped Gardens

GUIDE PRICE £700,000

DESCRIPTION

Birchlea is located in an enviable corner plot position on the corner of Dr Browns Road and Dr Browns Close in the charming and popular town of Minchinhampton. A stylish and bright home, this bungalow sits comfortably in its plot with private and landscaped gardens on three sides.

The property can be accessed via a gate on Dr Browns Road through the front garden leading to the entrance porch and central hallway. Alternatively, there is direct access at the rear from the driveway and garage through the garden into the conservatory and kitchen/utility room.

Meticulously renovated by the current owner this spacious home boasts a large open-plan sitting and dining room, conservatory, three double bedrooms, and two shower rooms, as well as an additional study and open-plan kitchen/utility room, providing ample space for comfortable living.

The level gardens are mainly laid to lawn with beautifully manicured borders containing a host of mature shrubs and flowers.

The driveway leading to a double garage, with electric doors, offers parking for several cars and has direct access to the rear garden.

DIRECTIONS

From our Minchinhampton office head along West End taking the first right into Dr Brown's Road. After approximately 200 yards, Birchlea can be found on the left hand side, just before the turning into Dr Browns Close. The double garage and off-street parking is accessed immediately to your left in Dr Browns Close.

LOCATION

Birchlea is located on Dr Browns Road, just a short walk from the centre of Minchinhampton and a few minutes from Minchinhampton Common. Minchinhampton is a delightful market town with excellent amenities and a strong sense of community. Centred around a charming market square, the town benefits from a general store, butcher, chemist, several coffee shops, a popular gastro pub (The Crown) and a doctor's surgery.

Minchinhampton Common is found at the top of Dr Browns Road, offering over 650 acres of National Trust common land, providing a wonderful source of walks or cycle rides, as well as hosting a popular golf course.

A choice of excellent schools is also a key draw to the area, with a popular primary school in Minchinhampton and several sought after grammar schools in Stroud, Gloucester and Cheltenham. There is also a good choice of local schools in the private sector, including Wycliffe in Stonehouse and Westonbirt in nearby Tetbury.

Larger market towns nearby include Nailsworth and Stroud. Nailsworth offers free parking and an outstanding delicatessen, William's Kitchen, with an excellent fresh fish counter plus a further broad range of independent retailers. Nearby Stroud has a Waitrose plus several other leading supermarkets.

Minchinhampton is well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. Both the M4 and M5 motorways are easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.

TENURE	Freehold
EPC	EER: Current 67 / Potential 80
SERVICES	All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band F - £3,208.87 Ofcom Checker: Broadband - standard 8 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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.

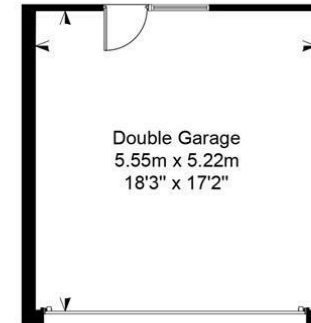
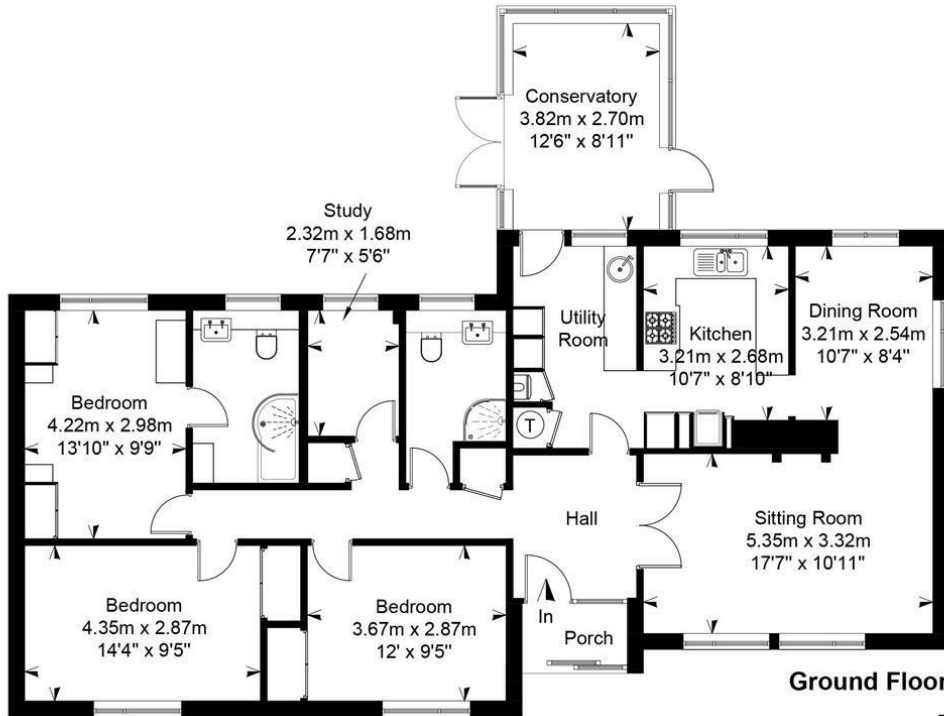
SUBJECT TO CONTRACT

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Birchlea, 9 Dr Browns Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
 House 132 sq metres / 1421 sq feet
 Garage 28 sq metres / 301 sq feet
 Total 160 sq metres / 1722 sq feet



Outbuildings
 Not Shown In Actual Location Or Orientation

Ground Floor

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 07890 327 241
 Job No SP1935

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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