

ATCHING TAN WALLS QUARRY

BRIMSCOMBE
GLOUCESTERSHIRE



MURRAY'S
SALES & LETTINGS

Atching Tan Walls Quarry, Brimscombe, Stroud, Gloucestershire, GL5 2PA

A BRIGHT AND SPACIOUS 4 DOUBLE BEDROOM FAMILY HOME IN BRIMSCOMBE, WITH STUNNING FAR REACHING VIEWS TOWARDS STROUD.

Porch, Entrance Hallway, Sitting Room, Dining Room, Kitchen, 4 Double Bedrooms, Family Bathroom, Utility Room, Garage, Car Port, Enclosed Rear Garden, Sun Terrace, Driveway with Off-Street Parking

GUIDE PRICE £575,000

DESCRIPTION

Atching Tan is a one of a kind, chalet style detached family home in an elevated position in the popular village of Brimscombe.

The property has a driveway with off-street parking in front of a covered carport and garage. A short flight of steps from the driveway leads up to the front sun terrace and a front door, entering into a spacious central hallway through an enclosed porch. The sitting room is at the front of the property with an huge picture window making the most of the spectacular views across the valley towards Stroud. Adjacent to this are the open plan dining room and kitchen which are filled with natural light from both another large picture window and patio doors leading to the rear garden. There is a useful utility room leading off the kitchen with a separate back door. On the other side of the ground floor are two double bedrooms and the family bathroom.

Upstairs, two further double bedrooms are separated by a large central landing which has enough space for an office area. Externally there are garden areas to the front, side and rear with several patio and seating areas all taking full advantage of the far reaching views. The rear garden is enclosed with flower borders, lawned area and garden shed/store.

DIRECTIONS

From our Minchinhampton office, head along West End and proceed along Windmill Road in the direction of Minchinhampton Common. Turn right on Cirencester Road and then immediately right again onto Brimscombe Hill. Approximately three quarters of a mile down at the intersection of The Roundabouts and Water Lane, turn to your right up a lane signposted Walls Quarry and Atching Tan can be found immediately on your left.

LOCATION

Atching Tan is located in Walls Quarry, Burleigh, two thirds of the way down Brimscombe Hill, just below the open spaces of Minchinhampton Common offering more than 650 acres of glorious National Trust land with wonderful walks, as well as a popular golf course. The village has a host of local amenities including the award winning Ship Inn as well as the popular Long Table, and a well-regarded primary school. The towns of Minchinhampton and Stroud are both conveniently located nearby. Minchinhampton boasts a host of amenities with several popular cafes, a gastro pub, post office, chemist and village store, to name but a few. Stroud is a larger vibrant market town very much with its own identity and a good range of independent retailers, an award winning Farmers' Market and several major supermarkets including Waitrose. One of the key draws to the area is the excellent choice of schools with several sought after grammar schools in nearby Stroud, Cheltenham and Gloucester. In the private sector, Beaudesert Park near Minchinhampton, Wycliffe in Stonehouse and Westonbirt near Tetbury, are all within easy reach. The property is also well located for transport links with both the M4 and M5 motorways easily accessible and trains into London Paddington from Stroud mainline station, circa 90 minutes.

TENURE

Freehold

EPC

EER: Current 58 / Potential 83

SERVICES

Electricity, Gas and Water are connected to the property, septic tank drainage, gas central heating. Stroud District Council tax band E - £2715.20. Ofcom Checker: Broadband - Standard 16 Mbps Superfast 44 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

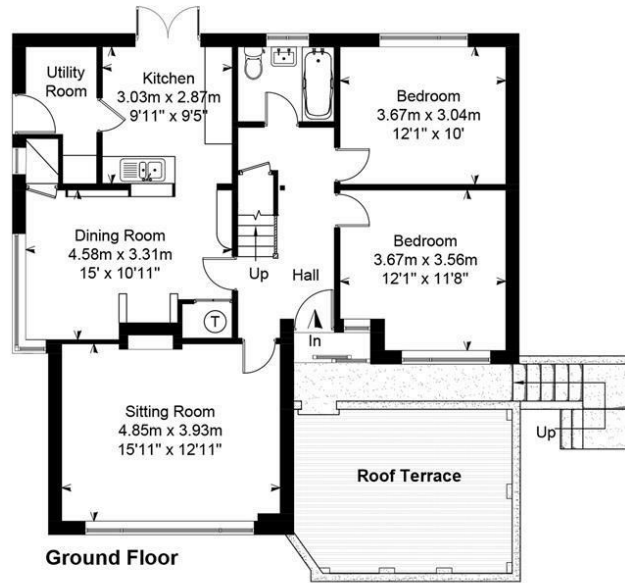
IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



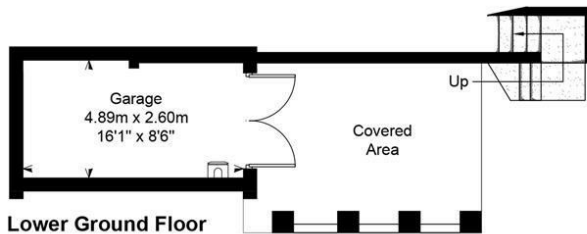


Atching Tan, Walls Quarry, Brimscombe, Gloucestershire

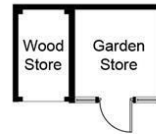
House	Approximate IPMS2 Floor Area
Garage	165 sq metres / 1776 sq feet
	12 sq metres / 129 sq feet
Total	177 sq metres / 1905 sq feet
(Includes Limited Use Area)	40 sq metres / 430 sq feet)



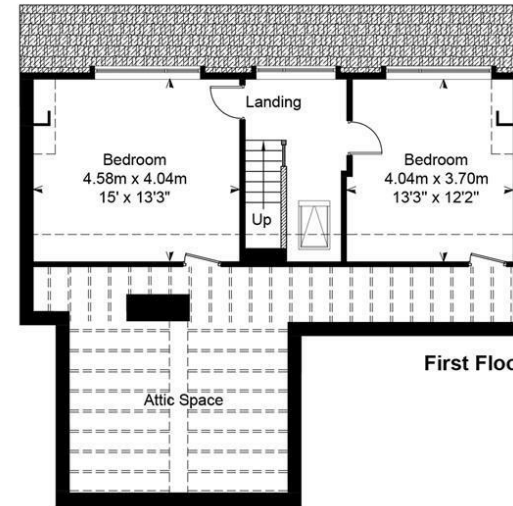
Ground Floor



Lower Ground Floor



[---] = Limited Use Area



First Floor

Simply Plans Ltd © 2024
07890 327 241
Job No SP3486

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



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: Cashed House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

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