

63 WINDMILL ROAD
MINCHINHAMPTON
GLOUCESTERSHIRE



63 Windmill Road, Minchinhampton, Stroud, Gloucestershire, GL6 9EB

A DETACHED EDWARDIAN FAMILY HOME WITH PRIVATE DRIVEWAY AND LARGE SOUTH-FACING GARDEN, WITHIN WALKING DISTANCE OF MINCHINHAMPTON HIGH STREET, PRIMARY SCHOOL AND THE COMMON.

Porch, Hallway, Sitting Room, Family Room, Dining Room, Kitchen, 4 Double Bedrooms, Dressing Room/Study, Family Bathroom, Guest Shower Room, Utility Room, Garage, Driveway, Off-Street Parking, Large South-Facing Garden

GUIDE PRICE £900,000

DESCRIPTION

63 Windmill Road offers a substantial detached family home in a prime location. A wonderful Edwardian property full of original period features including a tessellated tile hallway, stained glass front door and fireplaces.

At the front of the property is a generous driveway bordered by a stone wall and five-bar gate offering plenty of off-street parking. The property has an internal porch leading through to a spacious and light central hallway. The formal sitting room with bay window, fireplace and tall ceilings is located to the front of the property. At the rear a large L-shaped open-plan sitting and dining area with wooden floorboards throughout, a woodburner and double doors leading out to the garden has been created. Leading off this is a good sized kitchen and useful utility room with direct access to the garden and internal access to the integral garage. There is also a fully accessible ground floor guest shower room off the hallway.

On the first floor are four double bedrooms, a family bathroom and additional dressing room/study.

A particular feature of this property is the large south facing rear garden comprising a good sized patio with pond, a level lawn with well established, mature shrubs, trees and borders and a vegetable garden with greenhouse and shed at the very far end.

The property also benefits from solar panels and an electric car charging point.

Whilst already a substantial family home, this property would lend itself very well to further extension or re-modelling as other neighbouring properties have done so (subject to the relevant planning permissions).

DIRECTIONS

From our Minchinhampton office turn right into West End, proceed along Windmill Road and no. 63 can be found on the left hand side shortly after Dr Crawfords Close.

LOCATION

One of this property's key attributes is its proximity to both the market town of Minchinhampton and the wonderful Minchinhampton Common, with hundreds of acres of National Trust land.

The town has a host of amenities including several popular cafes, a gastro pub, village shop, post office, fish and chip shop, chemist and butchers. The Common offers wonderful walks and views, a popular golf course and an 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, Nailsworth, 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 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 or easy walk from the property and Westonbirt and Wycliffe are also within easy reach.

The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud or Kemble Stations and both the M5 and M4 easily accessible.

TENURE Freehold
EPC EER: Current 66 / Potential 80

SERVICES Gas, Water and Electricity are connected to the property. Gas Central Heating. Solar panel hot water. Private drainage with connection to mains available. Stroud District Council tax band E - £2,715.20. Ofcom Checker: Broadband - standard 7 Mbps superfast 70 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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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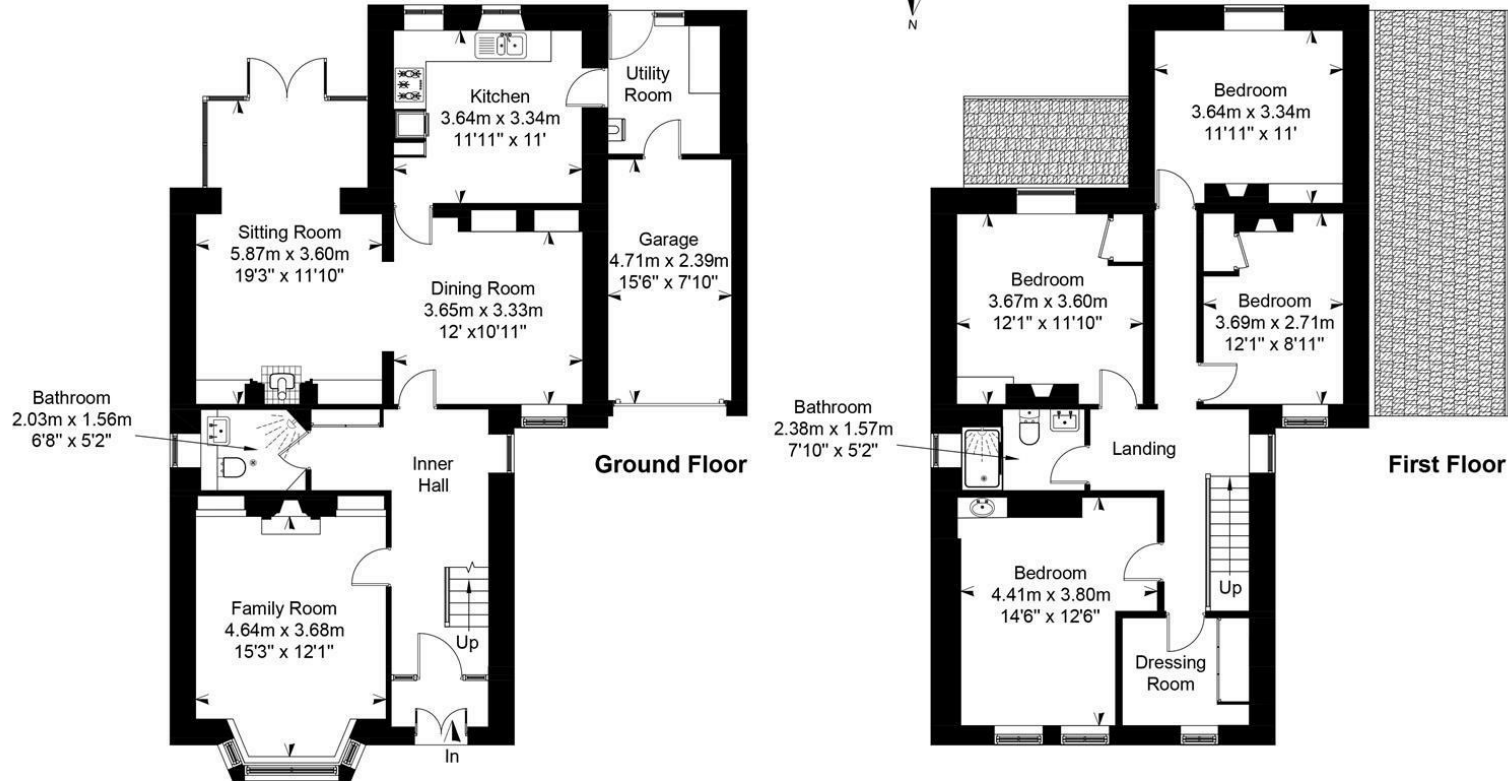


Carey Green, 63 Windmill Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
 House 166 sq metres / 1787 sq feet
 Garage 11 sq metres / 118 sq feet
 Total 177 sq metres / 1905 sq feet

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 Job No SP3433

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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