

FINIALS

8 HIGH STREET
MINCHINHAMPTON

Hair & Beauty

FINIALS

MURRAYS
SALES & LETTINGS



Finials, 8 High Street, Minchinhampton, Gloucestershire, GL6 9BN

A CHARMING AND SPECIAL 3 BEDROOM GRADE II LISTED PROPERTY OCCUPYING A PRIME POSITION ON MINCHINHAMPTON HIGH STREET

Open Plan Sitting & Dining Room, Kitchen, Basement Sitting Room/Snug, 3 Double Bedrooms, Family Shower Room, Courtyard, Utility & Store Outbuilding

GUIDE PRICE £500,000

LOCATION

Minchinhampton is a quaint market town that offers a host of amenities including several popular cafes, a gastro pub (The Crown), village shop, post office a chemist and a superb butchers. Minchinhampton Common offers hundreds of acres of National Trust land, perfect for country walks and provides two golf courses. There is a wonderful 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. Stroud, the nearest, has several major supermarkets, including a 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 its own popular primary school and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is a few minutes drive or a short walk, 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.

DIRECTIONS

Finials is located in the middle of Minchinhampton High Street, opposite Cucina Di Amalfi.

ADDITIONAL INFORMATION

The property will require a kitchen to be fitted. Water and power are all connected.

DESCRIPTION

Finials is a stunning 3 bedroom property located in the very heart of Minchinhampton. Immaculately renovated and updated over the last few years with exposed Cotswold stone throughout, the accommodation, over four floors, gives this property a real town house feel. The front door opens into a spacious and open-plan sitting/dining room spanning the length of the property with original bay windows, beams and Inglenook fireplace with wood burner. A stable style door leads through to the kitchen which is currently empty allowing any prospective new owner the opportunity to fit it to their own taste. A spiral stone staircase leads down to the additional sitting room/snug with feature curved stone ceiling and tiled floor. The kitchen also has a backdoor with direct access to a pretty and private courtyard and a very useful outbuilding which has been set up as a utility room with additional sink and plenty of storage. On the first floor there are two double bedrooms with original sash windows and a modern family shower room. The third, largest double bedroom is found on the top floor with plenty of eaves storage, feature beams and dual aspect velux windows. Most recently this room has been set up as an additional sitting room/study/library.

TENURE EPC

Freehold
EER: Current 54 / Potential 82

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band D - £2,221.53. Ofcom checker: Broadband - standard 7 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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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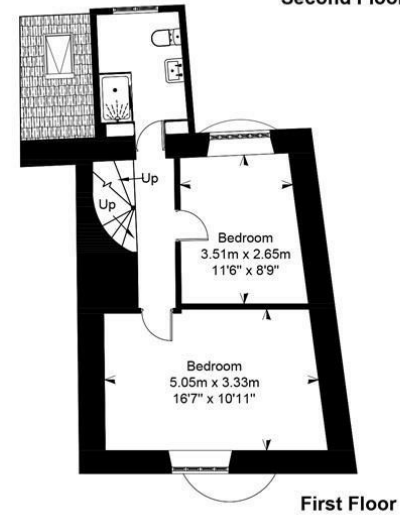
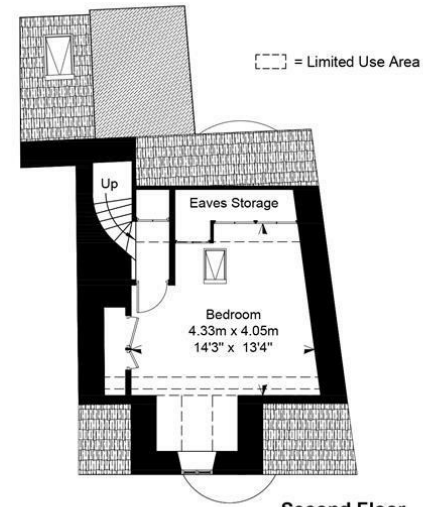
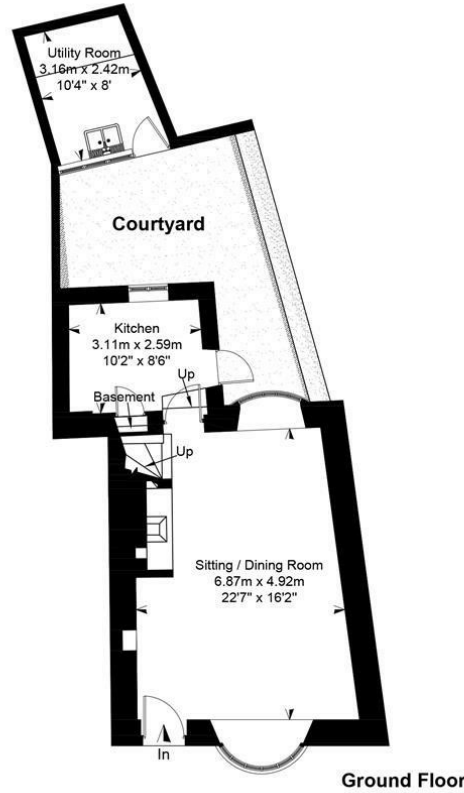
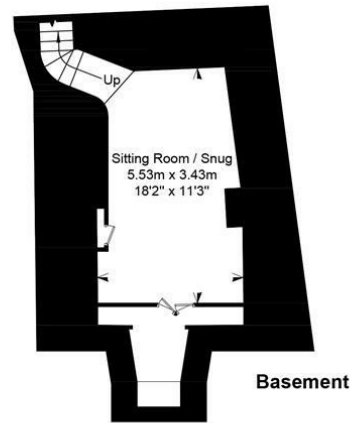
Approximate IPMS2 Floor Area
 House 126 sq metres / 1356 sq feet
 Utility Room 7 sq metres / 75 sq feet

Total 133 sq metres / 1431 sq feet
 (Includes Limited Use Area 8 sq metres / 86 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



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