



3 STUART COURT · BUTT STREET · · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS



3 STUART COURT · BUTT STREET · · MINCHINHAMPTON · GL6

BEDROOMS: 2

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £550,000

- Retirement Cottage
- Open Plan Sitting and Dining Rooms
- Private Development
- Private Patio Garden
- Car Port
- 2 Bedrooms
- Well presented
- Ground Floor Guest WC
- Extensive Communal Gardens
- Close to Town Centre and Amenities

A bright and well proportioned Cotswold stone retirement cottage set within the impressive communal grounds of Stuart House within a stones' throw of the centre of the historic market town of Minchinhampton

DESCRIPTION

Stuart Court is a much admired and exclusive retirement development in the grounds of Minchinhampton's former rectory, close to the town's centre and High Street. No. 3 is a particularly well located cottage offering views of the beautifully maintained lawned grounds from both aspects of the property.

courtyard overlooking the communal grounds as well as a carport with power and storage which is only a short distance from the property.

This delightful 2 bedroom home is light and well presented throughout with a practical layout including a sitting room, dining room, separate kitchen, guest WC (which was previously a shower room) and entrance hall on the ground floor. On the first floor are two large double bedrooms and a modern Jack & Jill wet room with shower. From the landing, there is access to a sizeable attic, a useful storage area, with an easy to use pull down ladder system.

Outside there is a private and pretty rear



LOCATION

The Stuart Court retirement development is strategically situated within a 5 minute walk to the centre of this historic market town. Minchinhampton is an especially popular place to live, being adjacent to some 650 acres of National Trust common land, free for anyone to enjoy.

The town has good facilities which include a doctors surgery, general store, post office, Boots chemist, 2 cafes, an excellent butcher and a gastro pub (The Crown). There is an active church, community library and many different clubs and societies. The town has three challenging golf courses and many lovely walks in the vicinity. It is known as a friendly and welcoming community.

Nearby Stroud provides a further extensive range of shopping and recreational facilities.

Minchinhampton is approximately 15 minutes from Cirencester, 35 minutes from Cheltenham, 45 minutes from Bristol, Bath & Swindon and about 2 hours from London by road. Trains from Stroud Station are scheduled from 90 minutes into London Paddington.



DIRECTIONS

From our Minchinhampton Office proceed up the Market Place into Butt Street and the turning to Stuart Court is about half way up on the right. On entering the development, Stuart House is almost dead ahead and No. 3 is to the right of the main building overlooking the main front lawn.





MURRAYS

SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

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painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Leasehold

EPC

D

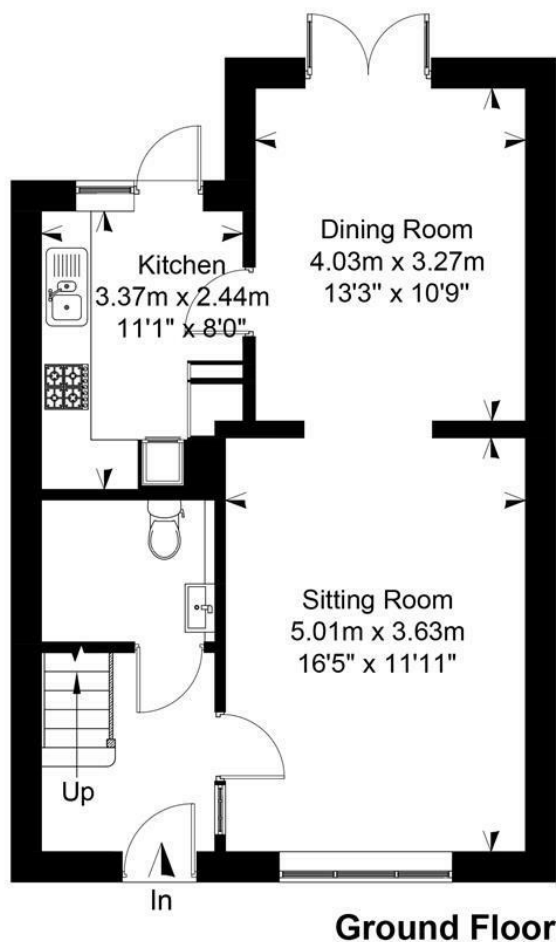
SERVICES

Electricity and Water are connected to the property.
Mains drainage. Electric Heating. Cotswold District
Council tax band D - £2221.53. Ofcom Checker:
Broadband - standard 7 Mbps superfast 76 Mbps,
Mobile Networks - EE, O2, Vodafone, Three

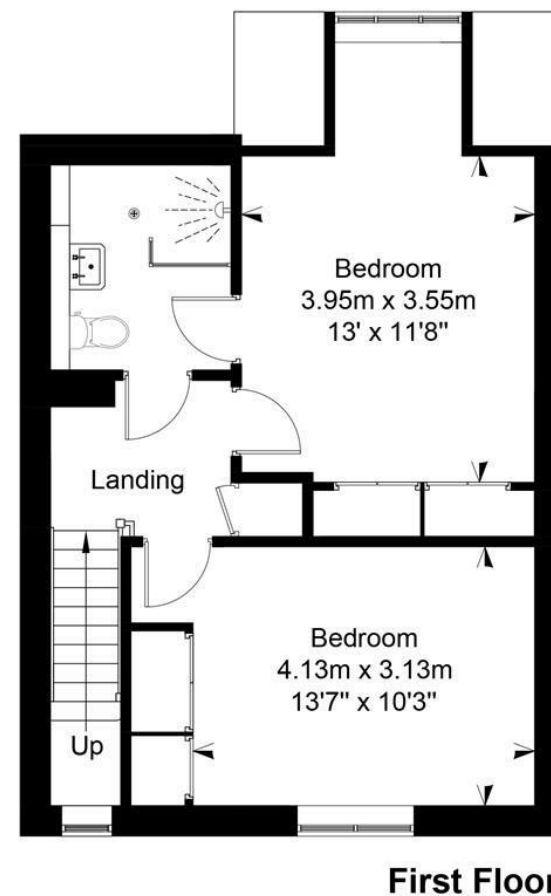
For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334

3 Stuart Court, Butt Street, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
House 98 sq metres / 1055 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



SUBJECT TO CONTRACT

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