

WALNUT HOUSE

28 WINDMILL ROAD, MINCHINHAMPTON



Walnut House, 28 Windmill Road, Minchinhampton, Stroud, GL6 9DZ

AN EXCELLENT DETACHED 4 BEDROOM FAMILY HOME IS THE HEART OF MINCHINHAMPTON MOMENTS FROM BOTH THE HIGH STREET AND THE COMMON

Reception Hall, Sitting Room, Garden Room, Kitchen/Breakfast Room, Dining Room/Snug, Principal Bedroom with En-suite Shower Room, 3 Further Double Bedrooms, One En-Suite Bathroom, Family Shower Room, Guest WC, Double Garage, Plunge Pool, Driveway with Off-Street Parking for Several Cars

GUIDE PRICE £870,000

DESCRIPTION

Walnut House is a modern and well presented detached family home in the heart of Minchinhampton. Equidistant from both Minchinhampton High Street and the Common the property is perfectly located to take full advantage of all the local amenities and open countryside. The property has been recently extended and renovated with great attention to detail to create a spacious, well-proportioned and light 4 double bedroom property. The internal accommodation exceeds 2200sq.ft and is spread over two floors.

On the ground floor the large central hallway with oak staircase is the perfect introduction to the scale this property offers. All the downstairs entertaining rooms lead off this including a 20ft living room with bay window and garden room beyond with a double set of doors out to the garden. A space flooded with natural light thanks to a sky lantern. To the other side of the property the remodelled kitchen/breakfast room offers an abundance of storage and worktop space with modern fitted and integrated appliances. There is a useful breakfast bar and plenty of additional space for a large family dining table. Off the kitchen is a snug which could also be used as a formal dining room, also with double doors out to the garden. The kitchen/breakfast room also leads into the guest WC and the integrated double garage.

On the first floor all rooms lead off the large and bright landing. The principle bedroom suite spans the length of the house including a luxurious en-suite bathroom and two built in wardrobes. There are a further two double bedrooms with plenty of built in storage at the rear of the property sharing a family shower room. At the front is another large, dual aspect bedroom suite with shower room.

Externally, the rear garden had been cleverly landscaped to provide a low-maintenance and private haven with different entertaining spaces, a covered plunge pool, atmospheric lighting and thoughtfully planted mature Cotswold stone raised borders. The generous gravelled front driveway provides comfortable off-street parking for several cars.

DIRECTIONS

From our Minchinhampton office turn right into West End, proceed along Windmill Road for circa 500 yards, where Walnut House will be found on your right hand side.

LOCATION

One of Walnut House's key attributes is its proximity to both Minchinhampton High Street and the wonderful Minchinhampton Common, offering hundreds of acres of National Trust land. This popular market town offers a host of amenities including several cafes, a gastro pub (The Crown), village shop, post office, chemist and a superb butchers. The Common offers wonderful walks and also plays host to a popular golf course and yet another excellent pub (The Old Lodge). 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, 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 from Walnut House 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 from the property and 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.

TENURE

Freehold

EPC

EER: Current 55 / Potential 75

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band F - £3,208.87. Ofcom checker: Broadband - standard 7 Mbps superfast 79 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

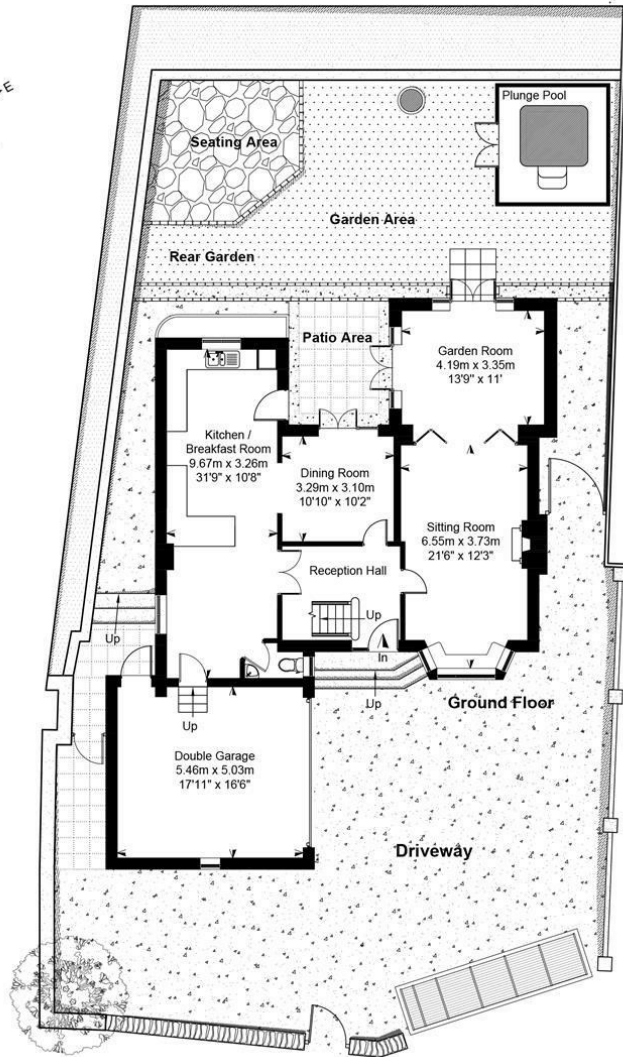
By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

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*





Walnut House, 28 Windmill Road, Minchinhampton, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage	181 sq metres / 1948 sq feet
	27 sq metres / 291 sq feet
Total	208 sq metres / 2239 sq feet
(Includes Limited Use Area)	3 sq metres / 32 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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