



6 SUMMERSFIELD ROAD, MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

**6 SUMMERSFIELD ROAD
MINCHINHAMPTON
STROUD
GL6 9JX**

A bright and rare to market 3 bedroom detached bungalow within walking distance of Minchinhampton High Street and all the local amenities

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £500,000

FEATURES

- Detached
- Bungalow
- 3 Bedrooms
- Open Plan Sitting and Dining Rooms
- Spacious Accommodation
- Separate Kitchen
- Generous Plot
- Level Lawned Rear Garden
- Off-Street Parking
- Detached Garage with Workshop



DESCRIPTION

6 Summersfield Road is a detached 3 bedroom bungalow which has been lovingly cared for with potential to modernise in some areas if required. Sitting comfortably in the centre of its plot, the house is surrounded by it's gardens which are divided to provide a lawned area with mature planting and patio area at the rear, detached garage on one side and patio and several off-street parking spaces at the front.

Internally the property is bright and airy with a large entrance hall leading immediately to the left to the open-plan sitting room and dining room. At the rear a kitchen leads off this this room overlooking the garden. There is a useful internal porch with side access leading directly to the detached garage and attached workshop.

Centrally, and to the right hand side of the property are three double bedrooms (one used as a study) and a separate shower room.

Subject to the necessary planning the sizeable plot would lend itself well to extension or remodelling of the internal accommodation.





DIRECTIONS

From our Minchinhampton office, head up the High Street into Butt Street turning right, just before the Common, over the cattle grid into Summersfield Road. Number 6 will be found on your left hand side.

LOCATION

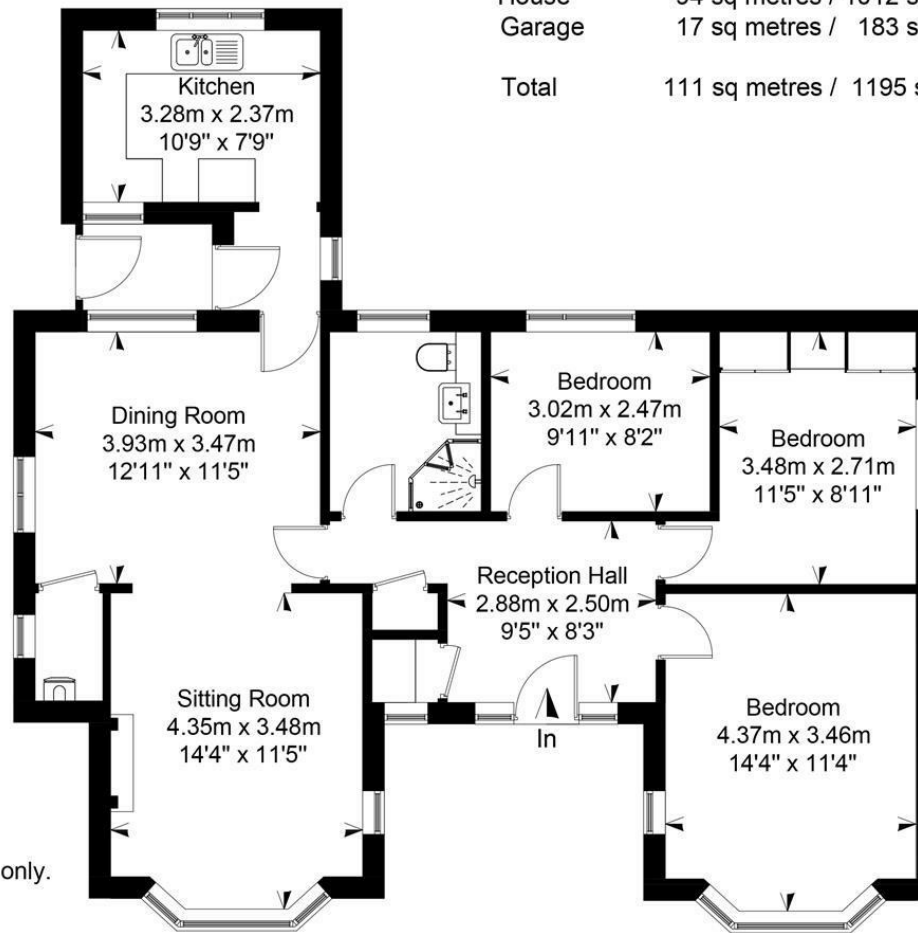
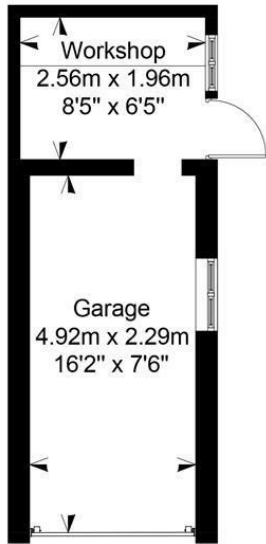
Minchinhampton is a thriving market town with an all-inclusive community spirit, several local coffee shops, a sought after primary school and an array of local shops, all within a five minute walk of Summersfield Road.

Well known for its 650 acres of National Trust Common land where cattle roam freely, the town exudes a unique charm, with cows frequently seen trotting up and down the High Street. Offering a wide array of amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (Cucina di Amalfi and Henry's), a post office, pharmacist, butcher, general store, and a doctors surgery. Popular with tourists, the area has much to offer, with lovely walks, three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth also a draw.

The area offers an excellent choice of primary and secondary schools, as well as several grammar schools in both Stroud and Gloucester. The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.



6 Summersfield Road, Minchinhampton, Gloucestershire



House	Approximate IPMS2 Floor Area
Garage	94 sq metres / 1012 sq feet
	17 sq metres / 183 sq feet
Total	111 sq metres / 1195 sq feet

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07890 327 241

Job No SP3665

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

MURRAYS
SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band D, £2221.53 Ofcom checker: Broadband - standard 6 Mbps ultrafast 1000 Mbps, All Mobile Networks are likely.

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

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