

# BELL LANE HOUSE

BELL LANE · MINCHINHAMPTON



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BELL LANE  
MINCHINHAMPTON  
GL6 9BP

A wonderful and charming period home with enclosed walled garden opposite the church and a stone's throw from the Market Place and High Street.

**BEDROOMS: 3**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 3**

**GUIDE PRICE £895,000**

## FEATURES

- Attractive Period Home
- In the heart of Minchinhampton
- 3 Bedrooms
- 3 Reception Room
- 2 Bathrooms
- Home Office/Studio
- Pretty Walled Garden
- Views of the Church
- Private Driveway



## DESCRIPTION

Tucked away behind high garden walls, Bell Lane House sits at the heart of this historic town, opposite the 14th C church, overlooking its delightful garden.

Wooden gates in the garden wall open from the street onto a gravelled driveway, flanked by a level lawn and peripheral shrub borders. An overhung front porch leads into a substantial entrance hall, with cupboards and bookshelves. A spacious, well lit sitting room leads off the reception hall, with large sash windows, window seats, exposed beams and fireplace with wood burning stove. The painted, shaker style kitchen leads from the other side of the hallway which flows into a light cheerful dining/breakfast room with vaulted ceiling, and two sets of French doors out to the garden. There is also a ground floor utility/cloakroom.

Accessed by a generously sized central spiral staircase, three bedrooms and two bathrooms are situated on the first floor; the principal bedroom with an en-suite shower room.

A paved terrace, across the front of the property, extends to a very useful home office /studio, of stone construction. There is also a useful wood store and tool shed.

The pretty garden with high walls feels remarkably private, whilst also allowing for plenty of natural light and views of the Church.





## DIRECTIONS

From the Market Place in the centre of Minchinhampton, head up Bell Lane and Bell Lane House is directly opposite the porch gate to the Church.

## LOCATION

Minchinhampton is a popular historic Cotswold market town with Bell Lane, a no through road, leading directly from the Market Square to Minchinhampton Common.

With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town offers excellent local schooling and its own new purpose built GP surgery.

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

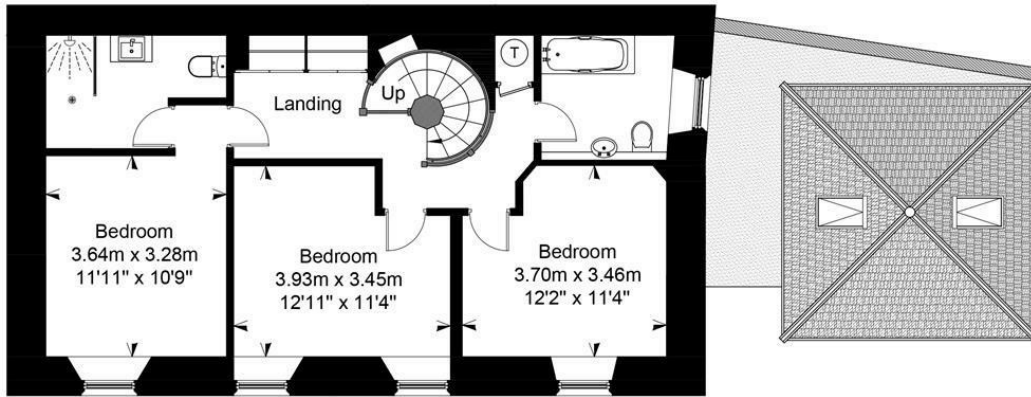
Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.



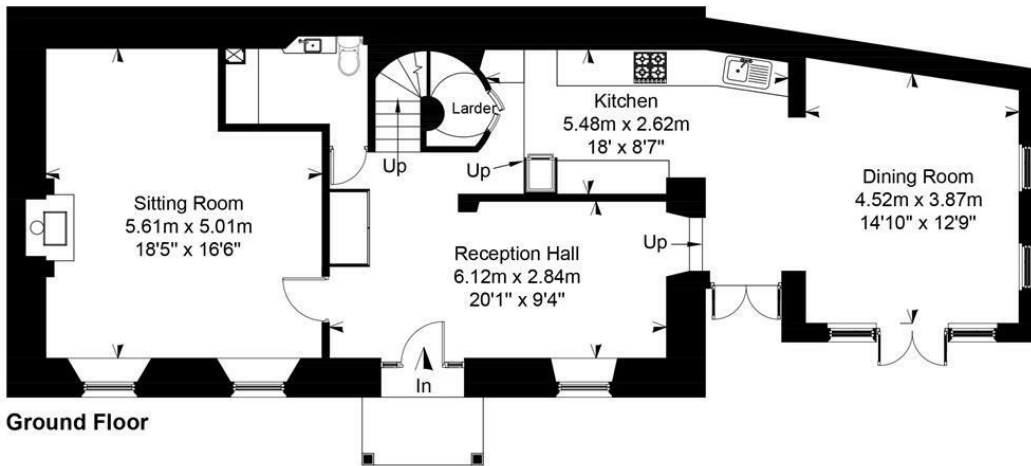
**Bell Lane House, Bell Lane, Stroud, Gloucestershire**

House Approximate IPMS2 Floor Area 157 sq metres / 1690 sq feet  
 Study 13 sq metres / 140 sq feet

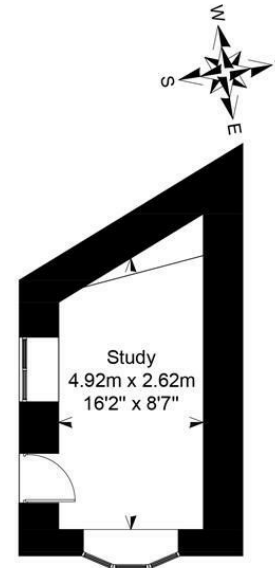
Total 170 sq metres / 1830 sq feet



**First Floor**



**Ground Floor**



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 07890 327 241  
 Job No SP3700  
 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

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

**TENURE**  
 Freehold  
**EPC**  
 D  
**SERVICES**  
 Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F, £3208.87. Ofcom Checker: Broadband, Standard 6Mbps, Superfast 80 Mbps. Mobile, O2, EE, Three & Vodafone.

**SUBJECT TO CONTRACT**

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