

20 FRIDAY STREET  
MINCHINHAMPTON · STROUD







## 20 FRIDAY STREET · MINCHINHAMPTON · STROUD · GL6 9JL

**BEDROOMS: 5**  
**BATHROOMS: 3**  
**RECEPTION ROOMS: 3**

**GUIDE PRICE £1,100,000**

- Period Property
- 4/5 Bedrooms
- Grade II Listed
- Private Landscaped Garden
- Market Town Location
- Wealth of Character Features
- Vaulted Kitchen
- Sympathetically renovated
- Pretty Views

**A superbly proportioned period house with a host of character features and magnificent landscaped garden, located in the heart of the historic market town of Minchinhampton**

### DESCRIPTION

20 Friday Street is a handsome period house, beautifully laid out and sympathetically renovated with tremendous attention to detail and style.

Dating from 1691 the Grade II Listed home opens to an impressive reception hall, setting the tone for the remainder of the property. With flagstone flooring and a handsome inglenook fireplace, the spacious entrance would work equally well as a dining hall. A cloakroom with a stunning architectural carving over what is believed to be one of the original entrance ways, provides a useful addition to the ground floor.

The kitchen is clearly the heart of the home and is thoughtfully laid out to provide useful

preparation space, along with plentiful storage. A large larder cupboard provides additional storage and there is ample room for a dining table, ideal for informal suppers. A vaulted ceiling to the rear of the kitchen adds a sense of light and space. A door leads off the kitchen opening to a superb enclosed terrace, perfect for summer entertaining.

The sitting room is accessed via steps leading off the reception hall; this wing of the house is believed to have initially formed part of a separate residence, possibly weavers workshops. The sitting room works equally well for entertaining as it does for cosy nights in front of the wood burning stove in the inglenook fireplace. Double doors open to the terrace, ideal for the warmer months.

A stone spiral staircase leads off the sitting room to a fabulous guest suite with en-suite shower room and built-in storage. The spacious dual aspect room benefits from lovely views over the picturesque 'Lemon Field.' Three further bedrooms including an attic room plus a study/small fifth bedroom, are accessed via a separate staircase in the opposite wing of the house. All of the bedrooms have been thoughtfully laid out to provide ample storage and plenty of natural light. The principal en-suite bedroom is a charming and spacious room with a walk-in wardrobe and pretty views overlooking the garden and distant hills. A family bathroom is also located on the first floor with magnificent Mary Poppins' style views over the rooftops of Minchinhampton, alongside a useful laundry room.

A good-sized full height cellar currently used as a workshop, is ideal as a wine store.

The garden is a hidden gem. Tucked away to the rear of the property, the enclosed garden offers total privacy and comprises well-stocked borders, level lawn, pond and a choice of seating areas. Two sheds create useful storage space for outside paraphernalia and a side gate provides handy access. A utility outhouse/boot room, offers further outside storage space.







## LOCATION

20 Friday Street is moments away from Minchinhampton town centre with its historic Market Square. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub, several thriving cafes, village shops and a sought after primary school. Minchinhampton Common is within easy walking distance, giving access to over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course.

The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is less than a five minute walk. There are numerous sought after

grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance; other nearby schools in the private sector include Westonbirt in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



## DIRECTIONS

From our Minchinhampton office follow the High Street towards the Market Square, taking the first right into Friday Street. Number 20 is located on the right hand side, towards the top of the street, identified by black iron railings and a gate.









# MURRAYS

SALES & LETTINGS

## Stroud

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## Minchinhampton

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## TENURE

Freehold

## EPC

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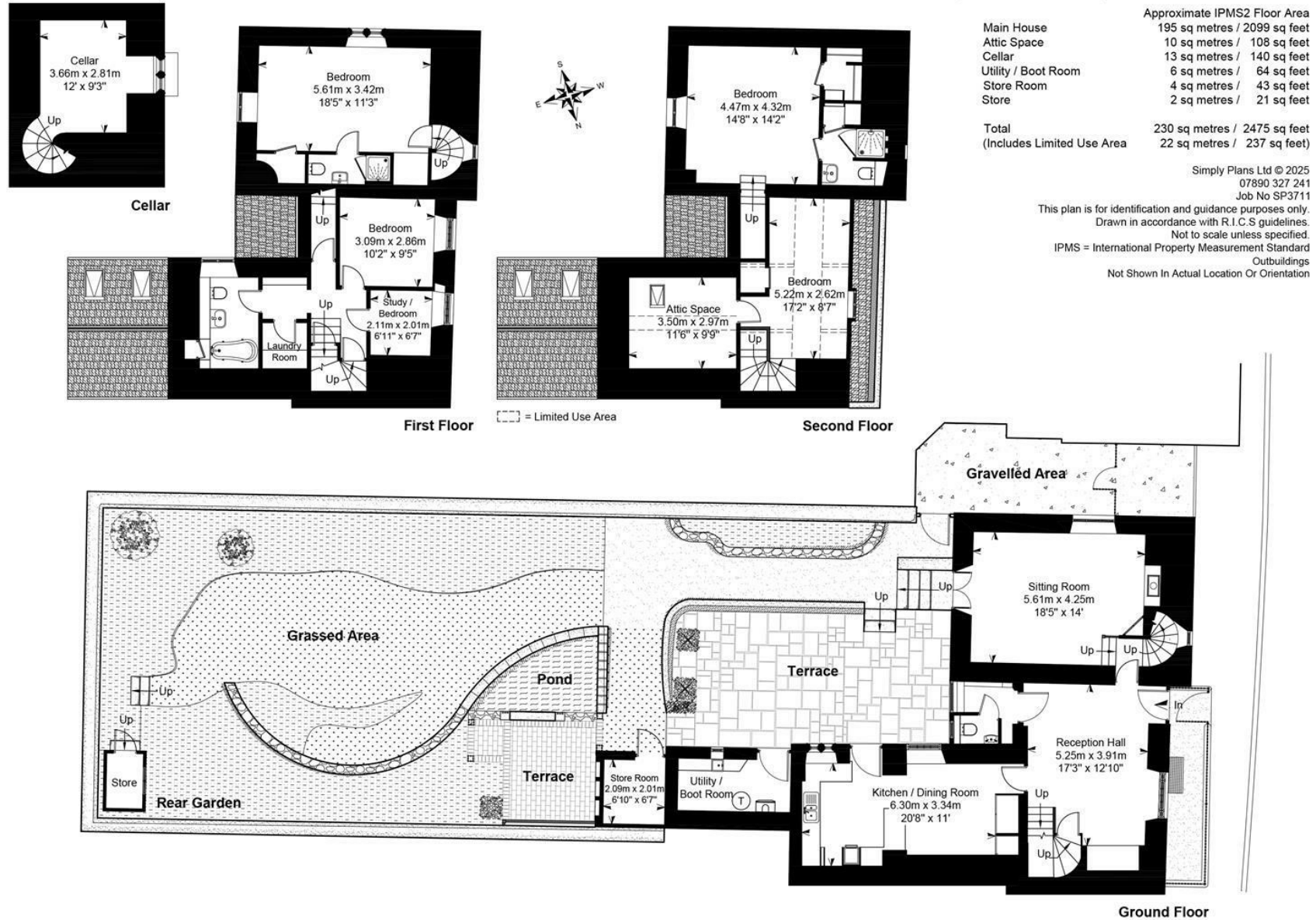
## SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band G - £3702.55. 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



20 Friday Street, Minchinhampton, Stroud, Gloucestershire



## SUBJECT TO CONTRACT

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