



35 TETBURY STREET · MINCHINHAMPTON

**MURRAYS**  
SALES & LETTINGS



35 TETBURY STREET  
MINCHINHAMPTON  
STROUD  
GL6 9JH

A BEAUTIFULLY PRESENTED 2/3 BEDROOM  
PERIOD COTTAGE IN THE HEART OF  
MINCHINHAMPTON WHICH HAS BEEN  
SYMPATHETICALLY EXTENDED AT THE REAR TO  
CREATE A WONDERFUL KITCHEN/DINING ROOM

**BEDROOMS: 3**  
**BATHROOMS: 1**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £420,000**

## FEATURES

- Cotswold Cottage
- Immaculately Presented
- 2/3 Bedrooms
- Open Plan Kitchen/Dining Room
- Sitting Room
- Period Features
- Modern Bathroom
- Paved Terraced Garden
- Moments From the High Street



## DESCRIPTION

35 Tetbury Street is a charming and light filled cottage, full of character, in the very heart of Minchinhampton.

The accommodation, which is set over three floors is beautifully presented and offers well proportioned spaces, including an excellent kitchen/dining room at the rear overlooking a pretty c.35 foot courtyard garden with views across the 'Lemon Field' and towards Minchinhampton Church.

The sitting room has exposed stone walls, beamed ceiling and wood burner with a south-westerly aspect. Behind a traditional latched door, stairs lead to the first floor landing off which is the principle double bedroom with walk in wardrobe, the bathroom and a small third bedroom which has been previously used as an office and is currently used as a nursery. The second double bedroom is on the top floor with exposed wood flooring and useful built-in storage.







## DIRECTIONS

From our Minchinhampton Office, turn left into Tetbury Street and number 35 will be found on the left, about two thirds of the way up.

## LOCATION

Tetbury Street is a pretty Cotswold lane with several beautiful historic buildings in the centre of Minchinhampton. Around the corner from the High Street, the cottage is within easy walking distance of all that Minchinhampton has to offer including the popular primary school. With a population of circa 3,000,

Minchinhampton is well served with a general store, butcher, chemist, post office, gastro pub (The Crown), cafes and other retailers as well as a doctors' surgery. Minchinhampton Common is adjacent, offering 650 acres of National Trust land, free for all to enjoy, as well as two golf clubs with three challenging courses between them.

Popular nearby towns include Nailsworth and Stroud, with several major supermarkets in Stroud, including a Waitrose. Minchinhampton is within 2 hours from London by road or about 90 minutes by train from nearby Stroud mainline station. Bristol, Cheltenham, Bath, Gloucester and Swindon are within commuting distance, with good access to both the M4 and M5 motorways.



## 35 Tetbury Street, Minchinhampton, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 81 sq metres / 872 sq feet

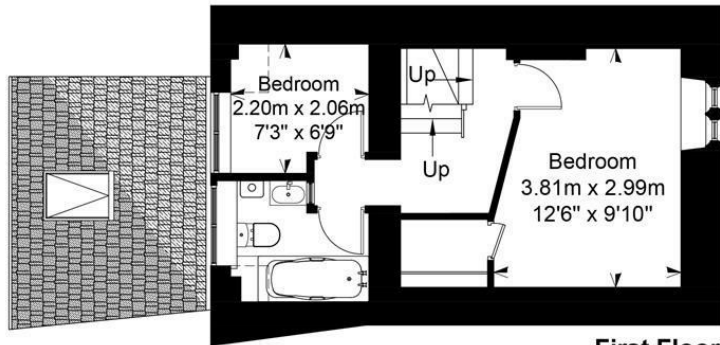
(Includes Limited Use Area 10 sq metres / 107 sq feet)

[---] = Limited Use Area

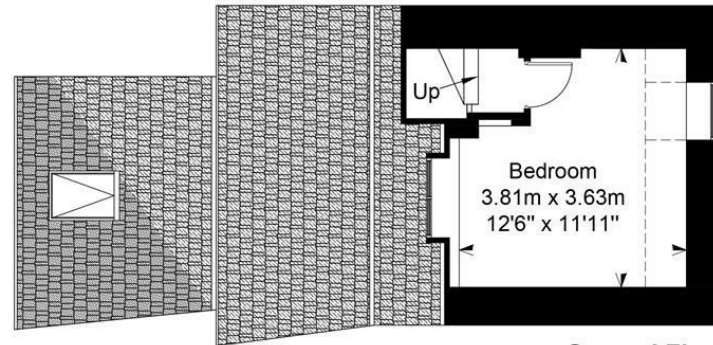


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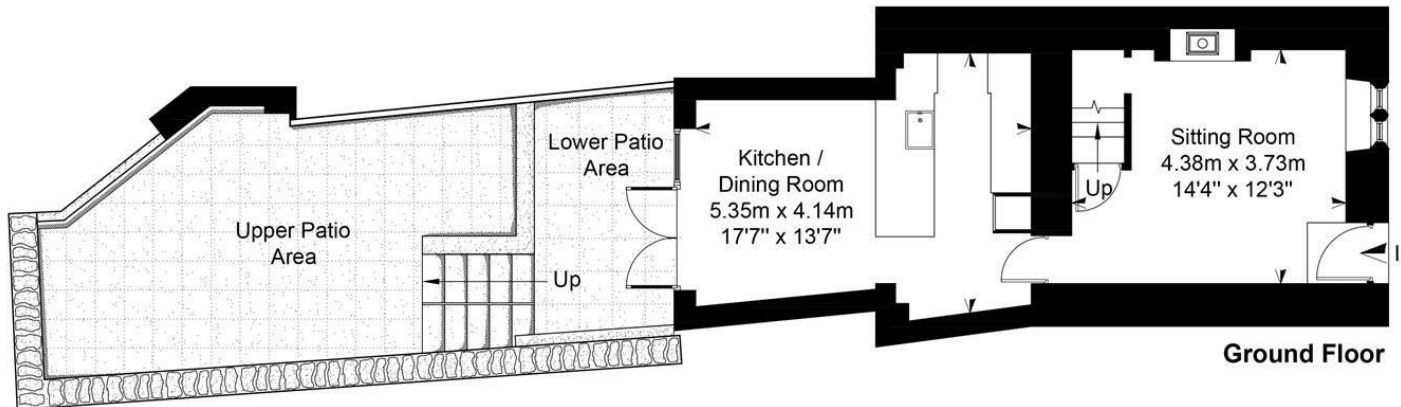
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



First Floor



Second Floor



Ground Floor

## 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

# MURRAYS

SALES & LETTINGS

### Stroud

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3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

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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

Stroud District Council Tax Band C -  
£1,974.69 (24/25)

All mains services are connected to the  
property. Gas central heating  
Broadband : Standard 5 Mbps, Superfast  
76 Mbps  
Mobile Network Coverage: EE, O2,  
Vodafone

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