



PARK COTTAGE · SCHOOL LANE · MINCHINHAMPTON



PARK COTTAGE  
SCHOOL LANE  
MINCHINHAMPTON  
GL6 9BP

A wonderful 4 bedroom period home in a secluded location moments from the centre of Minchinhampton's Market Place and High Street.

**BEDROOMS: 4**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £925,000**

## FEATURES

- Detached 4 Bedroom Home
- 2 Reception Room
- Kitchen/Breakfast Room
- South & East Facing Gardens
- Integral Garage
- Off-Street Parking
- Central Town Location
- Close to Amenities
- No Onward Chain
- Freehold



## DESCRIPTION

This charming family home in the heart of this historic town is peacefully tucked away through a gated driveway at the end of a no-through road leading off Minchinhampton Market Place and High Street.

The property is accessed via double gates from a private off-street parking area at the front. The entrance hall, with guest WC and utility room, leads through to a spacious reception room, currently used as a dining room. This light filled room has high ceilings, a fireplace with wood burning stove and direct access to the garden. Positioned centrally on ground floor, with the staircase to the first floor, it leads to both the sitting room and kitchen. The impressive sitting room features vaulted beamed ceiling, a triple aspect and two sets of double doors opening to the rear and side gardens. The kitchen/breakfast room also opens to the south-facing side garden and includes fitted units and space for a dining table. There is also access to the integral garage which, subject to the necessary planning permissions, could be extended into.

Upstairs, to one side of the property is the dual aspect principal bedroom. Mirroring the sitting room below, it features a vaulted ceiling, exposed beams, built in storage, a fireplace and an en-suite shower room. On the other side, a hallway leads to two further bedrooms, a study and the family bathroom. A staircase



from this hallway rises to a second-floor double bedroom with Velux windows and ample eaves storage.

The property benefits from two gardens. One, accessed from the sitting and dining rooms, is mainly laid to lawn with mature shrubs and borders. Beyond this lies a separate kitchen garden with raised beds, a greenhouse and a shed. The other, accessed from the kitchen, is a large south-facing, low maintenance terrace ideal for entertaining.







## DIRECTIONS

From the Market Place in the centre of Minchinhampton, head up Bell Lane into School Lane. Park Cottage has its own access at the end of this cul-de-sac.

## LOCATION

Minchinhampton is a sought-after historic Cotswold market town. School Lane, a no through road, leads directly from the Market Square.

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

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud offers a Waitrose, four additional supermarkets, a leisure centre and a multiplex cinema. Nearby Nailsworth boast an outstanding delicatessen (William's), an award winning bakery (Hobbs) and a range of independent retailers.

The property is 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 via junction 13 of the M5 motorway.

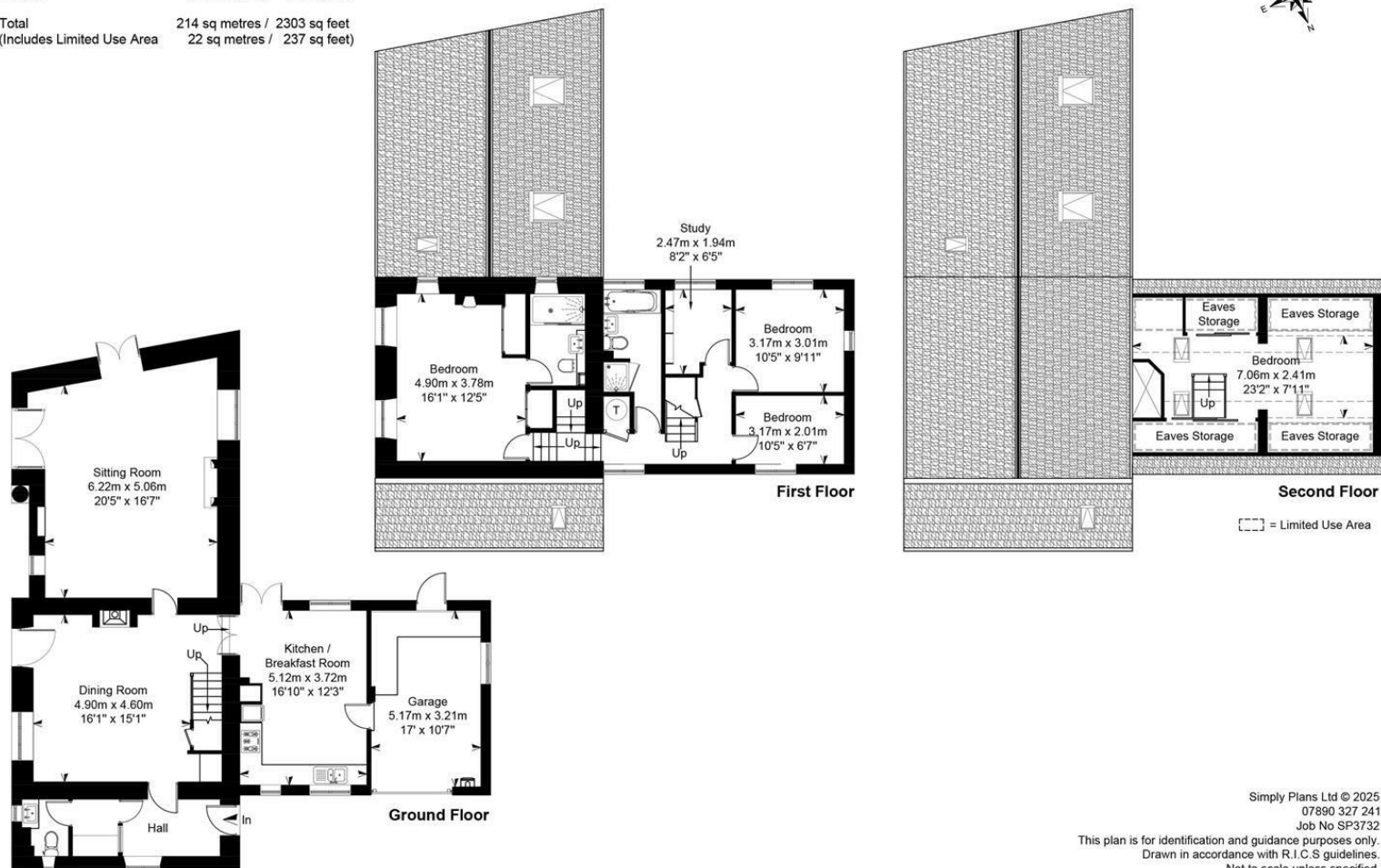




## Park Cottage, School Road, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area  
House 198 sq metres / 2131 sq feet  
Garage 16 sq metres / 172 sq feet

Total 214 sq metres / 2303 sq feet  
(Includes Limited Use Area 22 sq metres / 237 sq feet)



## SUBJECT TO CONTRACT

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## MURRAYS

### SALES & LETTINGS

#### Stroud

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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

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#### SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band E, £2,867.10. Ofcom Checker: Broadband, Standard 6Mbps, Superfast 50 Mbps. Mobile, O2, EE, Three & Vodafone.

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