

BEN BISHOPS COTTAGE  
TETBURY STREET  
MINCHINHAMPTON





**BEN BISHOPS COTTAGE  
TETBURY STREET  
MINCHINHAMPTON  
STROUD  
GL6 9JG**

A delightful and centrally located 2 double bedroom Cotswold Stone cottage with well proportioned rooms with an integral garage.

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £350,000**

**FEATURES**

- Cotswold Stone Cottage
- 2 Bedrooms
- Large Dual-Aspect Sitting Room
- Kitchen/Breakfast Room
- Central Town Location
- Close to Amenities
- Characterful Exposed Beams
- Garage
- Freehold
- Offered Chain Free



**DESCRIPTION**

Ben Bishops Cottage is a characterful and well proportioned two bedroom cottage located in the centre of Minchinhampton. Tucked away off Tetbury Street in the heart of a thriving local community, with shops, pub, restaurants and a host of additional amenities in addition to a well regarded school and hundreds of acres of National Trust land found just up the road at Minchinhampton Common.

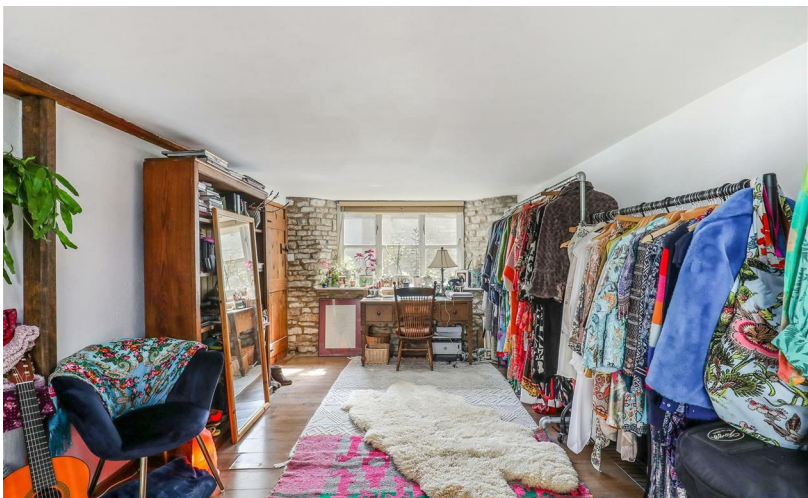
A pretty stable door leads into the central hall off which are a guest WC, the dual aspect 19ft Sitting Room and a spacious Kitchen/Breakfast Room. The integral garage, a rare find with a property of this size has internal access from the kitchen and offers great storage or further potential for living accommodation (subject to the necessary planning permissions).

On the first floor are two good sized double bedrooms and a central family bathroom.

With exposed beams, stone walls and wooden latched doors throughout, the property is cosy and charming and would lend itself well as a main residence, 2nd home or rental investment property.







## DIRECTIONS

From our Minchinhampton Office turn into Tetbury Street and take the first turning on the left (after approximately 20 meters) and Ben Bishops Cottage will be found on your left hand side.

## AGENTS NOTE

Please be aware that this property does not have any outside garden or patio space.

## LOCATION

Ben Bishops Cottage is located in the centre of Minchinhampton. A quintessential Cotswold market town, Minchinhampton offers a broad range of amenities including a popular pub (The Crown), 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. 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 School 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 farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



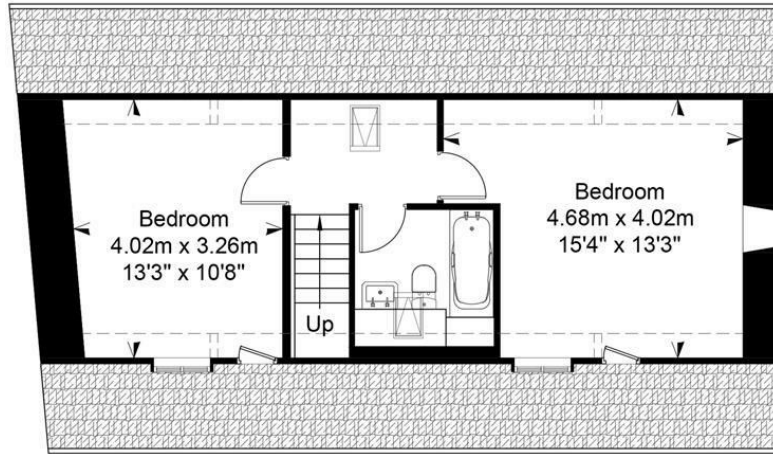


## Ben Bishops Cottage, Tetbury Street, Minchinhampton, Gloucestershire

### Approximate IPMS2 Floor Area

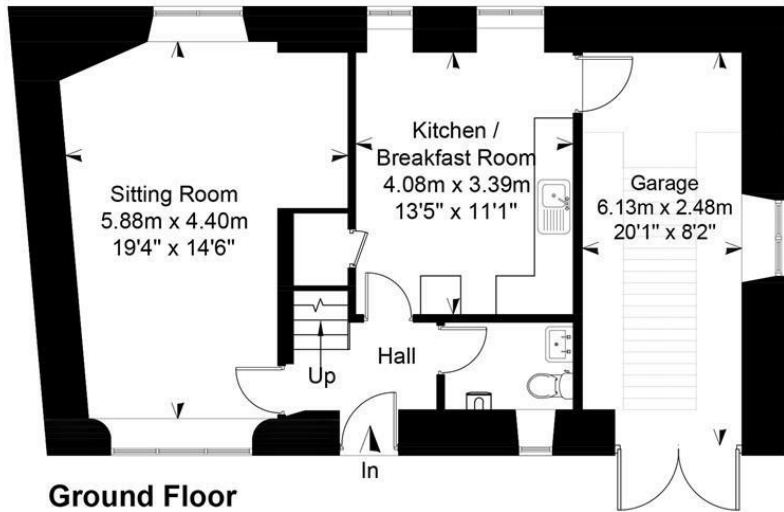
House 87 sq metres / 936 sq feet  
Garage 15 sq metres / 161 sq feet

Total 102 sq metres / 1097 sq feet  
(Includes Limited Use Area 8 sq metres / 86 sq feet)



[---] = Limited Use Area

**First Floor**



**Ground Floor**

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07890 327 241  
Job No SP3757

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

E

### SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band C, £2085.15. Ofcom Checker: Broadband - Standard 7 Mbps, Superfast 62 Mbps. Mobile - all 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