

LIGHTWOOD  
CIRENCESTER ROAD  
MINCHINHAMPTON





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MINCHINHAMPTON  
STROUD  
GL6 9EL

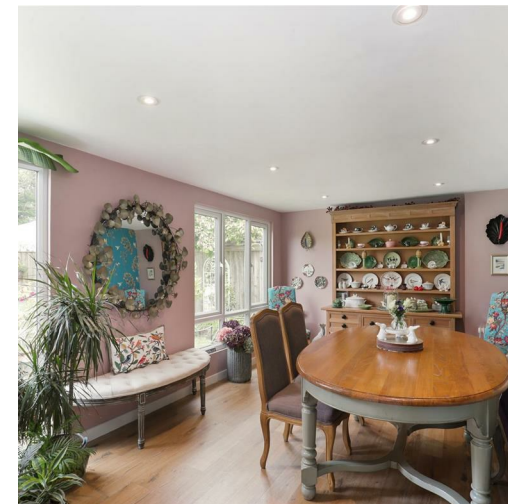
A sizeable and beautifully presented detached family home with a level garden, in a prominent position within walking distance of the centre of Minchinhampton

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

**GUIDE PRICE £775,000**

## FEATURES

- Detached Freehold Home
- 5 Bedrooms
- Open Plan Kitchen/Diner and Utility Room
- Sitting Room
- Dining Room
- 3 Bathroom
- Level Rear Garden
- Large Driveway
- Garage/Store
- Close to local amenities



## DESCRIPTION

Lightwood is light and spacious family home that has been intelligently adapted to provide flexible living and entertaining space.

An entrance hallway leads directly into the dual aspect sitting room which spans the length of the property and benefits from direct access to the rear garden. Adjacent to this is a separate home office, which could easily be used as a snug or a ground floor bedroom if needed. Beyond this is an unexpectedly large kitchen/breakfast room which has direct open plan access to the more formal dining room with double doors leading to the garden. Additionally, there is a utility room to the front of the property off the kitchen with a useful separate access, a shower room and guest WC.

On the first floor is an impressive principal bedroom suite with plenty of built in storage and a large en-suite bathroom. There are three further double bedrooms and a family bathroom.

Externally, the front of the property is set back from the road behind a Cotswold stone wall with a spacious gravelled driveway providing parking for several cars. The garage, having been converted internally leaves a large store room accessed via the double garage doors.

At the rear, the level garden is laid to lawn bordered by mature shrubs and hedges with several different seating areas perfect as an extension to the internal entertaining spaces.







## DIRECTIONS

From our Minchinhampton Office go up the High Street into Butt Street. At the junction with Cirencester Road at the top turn, right and Lightwood will be found on the left after a short distance, with a five bar gate to its gravelled driveway.

## LOCATION

Lightwood is set back from Cirencester Road within comfortable walking distance of the High Street. Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year.

Famous for its 650 acres of National Trust Common land and the cows that roam freely in the summer months, often frequenting the High Street, the town is full of character. With excellent amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (The Kitchen & Henry's) a post office, pharmacist, butcher, general store and doctors surgery. The area has much to offer, with lovely walks, three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school.

The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.





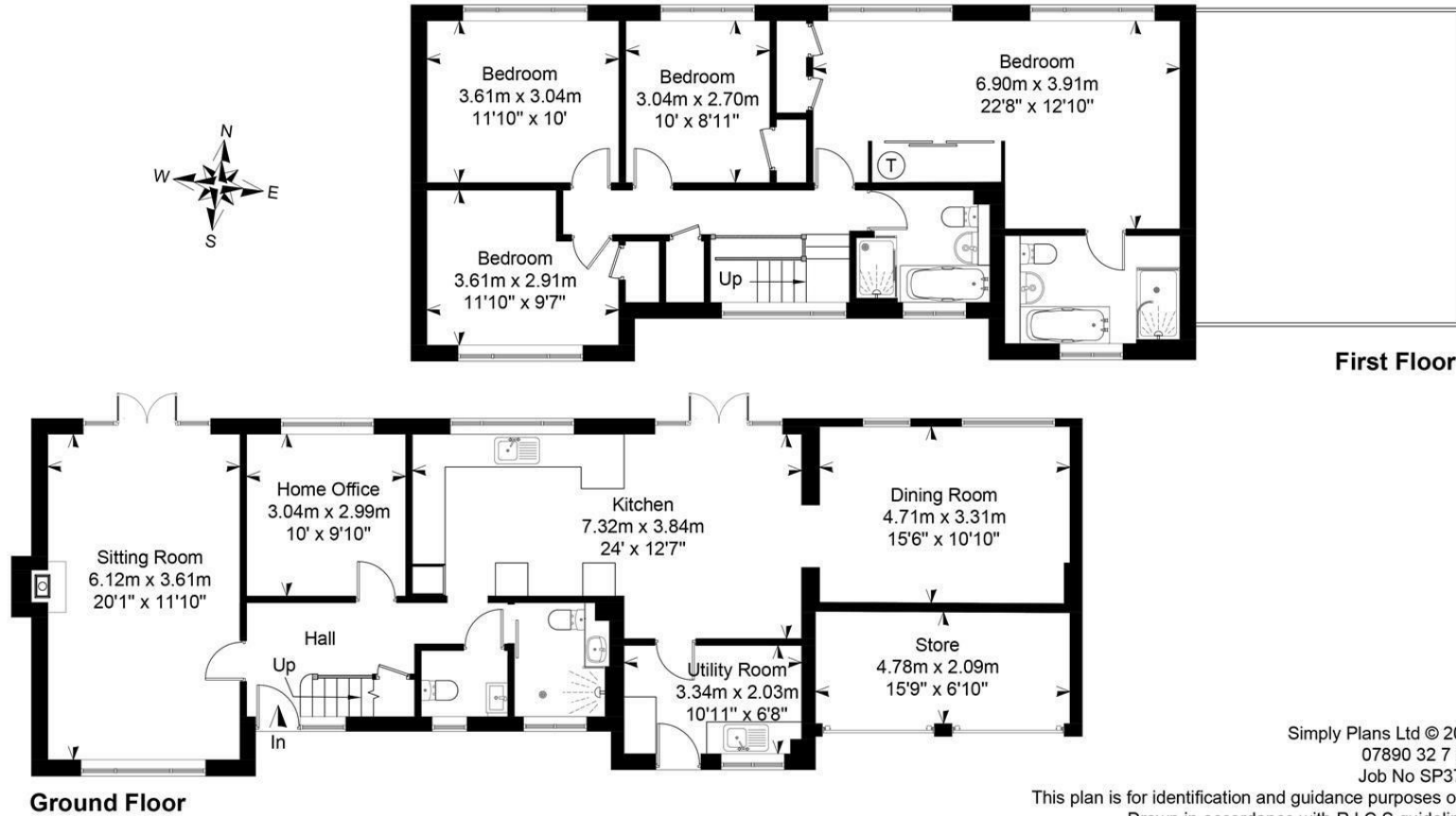
## Lightwood, Cirencester Road, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 178 sq metres / 1916 sq feet

Garage 10 sq metres / 108 sq feet

Total 188 sq metres / 2024 sq feet



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07890 32 7 241  
Job No SP3763

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

C

### SERVICES

All mains services are believed to be connected to the property. Gas CH.  
Stroud District Council Tax Band F  
£3,388.39 . Ofcom Checker: Broadband,  
Standard 9 Mbps, Ultrafast 1000 Mbps.  
Mobile, Inside - EE, O2, Outside - 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