



10 STUART COURT · BUTT STREET · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

10 STUART COURT
BUTT STREET
MINCHINHAMPTON
STROUD
GL6 9JB

A well presented and bright Cotswold Stone retirement cottage situated in a quiet courtyard setting in this popular and highly regarded development in the heart of Minchinhampton.

BEDROOMS: 2

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £575,000

FEATURES

- Exclusive Retirement Development
- Managed Communal Gardens
- Private Courtyard Garden
- 18 Foot Sitting Room
- Newly Fitted Modern Kitchen
- Garden Room
- Walking Distance to Minchinhampton High Street
- Close to all Local Amenities
- On Site Property Manager
- Garage



DESCRIPTION

Built in 2006 within the grounds of Minchinhampton's former rectory, Stuart House, 10 Stuart Court is a modern and spacious home in a much admired and exclusive retirement development.

The internal accommodation is arranged over ground and first floor with a practical layout. The front door is approached via a small path from the communal green, leading into the hall. To the left is the 18ft sitting room with the dining room just behind accessed via glass double doors. These two rooms could easily be opened up to create a larger open-plan sitting/dining room or two sittings rooms if required. The garden room beyond is at the rear of the house and makes the most of the sunny aspect, with direct access to the private rear south-facing courtyard. Paved and enclosed with raised beds and trellising and a rear gate leading to the well stocked communal spaces beyond. Adjacent to these three entertaining spaces is the separate and newly fitted modern kitchen with integrated appliances and a useful back door also giving access to the courtyard.

To the other side of the hall is a shower room and the stairs to the first floor. A principal double bedroom has been fully refurbished with an abundance of newly fitted wardrobes and there is another double bedroom, with plenty of in-built storage. The previous main bathroom has been updated with the bath now removed and replaced with a large walk-in shower.



The Property is being sold chain free. Leasehold with 150 years starting 24th June 2006. One resident must be over 55 years of age. The Managing Agents - Cognatum. Service charge of £1,944 per quarter/ £7,776 per annum (2025). This in principal covers costs for the Resident Estate Manager, Communal Lighting, Emergency Assistance Alarm System, Building Insurance, general maintenance including window and gutter cleaning, upkeep of the grounds and a scheme minibus for shopping trips.





DIRECTIONS

From our Minchinhampton Office proceed up the Market Place into Butt Street and the turning to Stuart Court is about half way up on the right. On entering the development, Stuart House is almost dead ahead and No. 10 is to the right of the main building, through a communal green.

LOCATION

The Stuart Court retirement development is strategically situated within a 5 minute walk to the centre of this historic market town. Minchinhampton is an especially popular place to live, being adjacent to some 650 acres of National Trust common land, free for anyone to enjoy.

The town has good facilities which include a doctors surgery, general store, post office, Boots chemist, 2 cafes, an excellent butcher and a gastro pub (The Crown). There is an active church, community library and many different clubs and societies. The town has three challenging golf courses and many lovely walks in the vicinity. It is known as a friendly and welcoming community.

Nearby Stroud provides a further extensive range of shopping and recreational facilities.

Minchinhampton is approximately 15 minutes from Cirencester, 35 minutes from Cheltenham, 45 minutes from Bristol, Bath & Swindon and about 2 hours from London by road. Trains from Stroud Station are scheduled from 90 minutes into London Paddington.

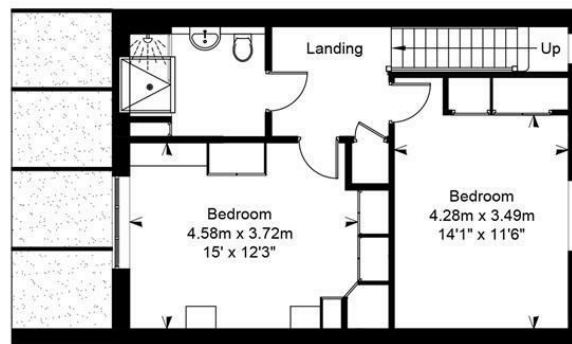


10 Stuart Court, Butt Street, Minchinhampton, Stroud, Gloucestershire

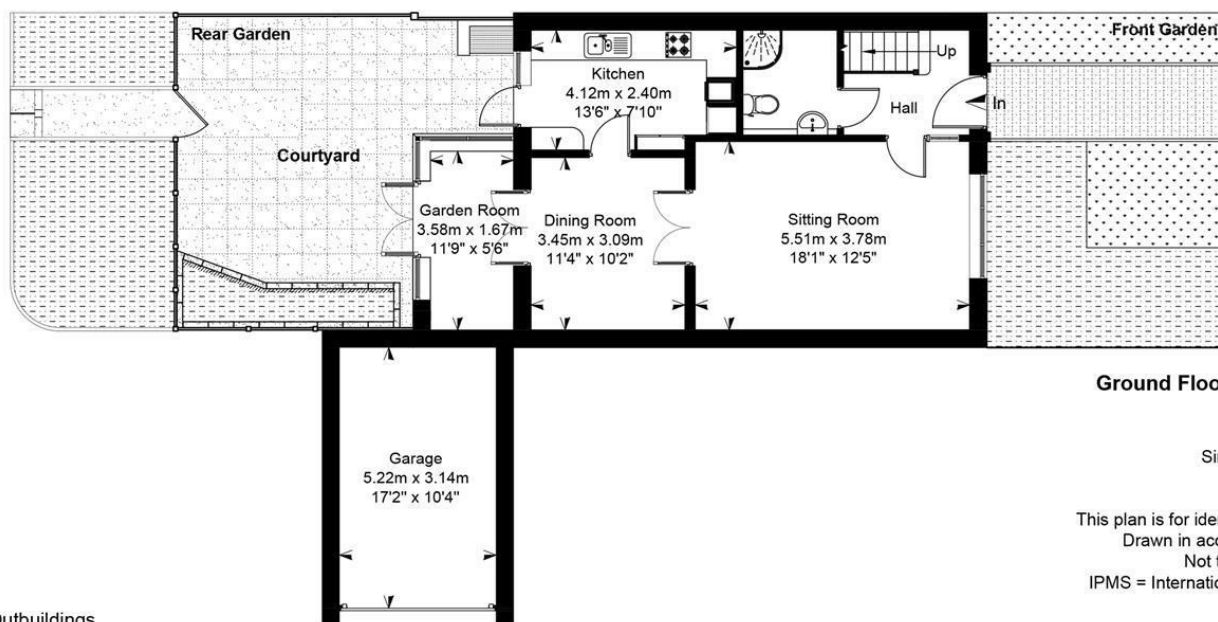
Approximate IPMS2 Floor Area

House 113 sq metres / 1216 sq feet
Garage 16 sq metres / 172 sq feet

Total 129 sq metres / 1388 sq feet



First Floor



Ground Floor

Simply Plans Ltd © 2025

07890 327 241

Job No SP3852

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

Outbuildings

Not Shown In Actual Location Or Orientation

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

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

Leasehold

EPC

D

SERVICES

Electricity and Water are connected to the property. Mains drainage. Electric Heating. Cotswold District Council Tax Band D - £2221.53. 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