



18 DR BROWNS CLOSE MINCHINHAMPTON STROUD GL6 9DW

A spacious and light filled detached bungalow in the popular Dr Browns Close, a short walk to Minchinhampton Common, the popular primary school and Minchinhampton High Street with all it's local amenities

BEDROOMS: 3 BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £525,000

FEATURES

- Sought After Location
- · Ouiet and Peaceful
- Detached Bungalow
- Level Front and Rear Gardens
- Driveway with Parking for Several Cars
- 22ft Sitting/Dining Room
- · Detached Double Length Garage
- · Close to Amenities
- Short Walk to Minchinhampton High Street & The Common





DESCRIPTION

This well presented and bright detached three bedroom bungalow is located in a quiet and popular cul-de-sac, offering peace and quiet but with a real sense of community.

Sitting comfortably in the middle of it's generous level plot, a front lawn with additional driveway, offering off-street parking for several cars, leads to the double length detached garage and a front door at the side of the home.

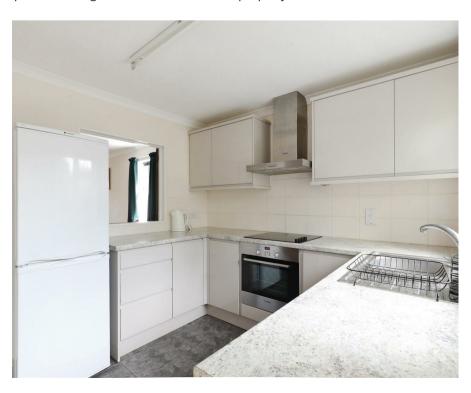
A porch area leads through to the hall with the large 22ft sitting/dining room directly ahead. A large and flexible entertaining space, with a useful serving hatch to the adjacent kitchen.

The kitchen, at the rear of the property has been recently modernised and has direct access to the rear garden.

To the other side of the property are the three bedrooms. The principal overlooking the front of the house has a large fitted double wardrobe, whilst the other two rooms (both doubles) could be used as a home office or snug if wanted.

A shower room and separate WC with sink conclude the internal accommodation.

Externally, the front garden, laid to lawn, has some established shrubbery to add privacy, whilst the rear garden, also laid to lawn, benefits from two pretty fruit trees, and side access to the garage. There are also useful and practical side gates on either side of the property.







DIRECTIONS

From our Minchinhampton office head along West End towards the common, taking the first right into Dr Brown's Road. After approximately 100 yards, take the first left over the cattle grid into Dr Brown's Close, then next left and the property will be halfway down on the right hand side.

LOCATION

18 Dr Browns Close is located a short walk from the centre of Minchinhampton and a few minutes from Minchinhampton Common.

Minchinhampton is a delightful market town with excellent amenities and a strong sense of community. Centred around a charming market square, the town benefits from a general store, butcher, chemist, several coffee shops, parish church and a popular gastro pub. There is also doctors practice.

Minchinhampton Common is a two minute walk from the property, offering over 650 acres of National Trust common land, providing a wonderful source of walks or cycle rides, as well as hosting a popular golf course.

Larger towns nearby include Nailsworth and Stroud. Nailsworth offers free parking and an outstanding delicatessen, William's Kitchen, with excellent fresh fish counter plus a further broad range of independent retailers. Nearby Stroud has a Waitrose plus several other leading supermarkets. Regular services run from Stroud mainline station into London Paddington, circa 90 minutes.



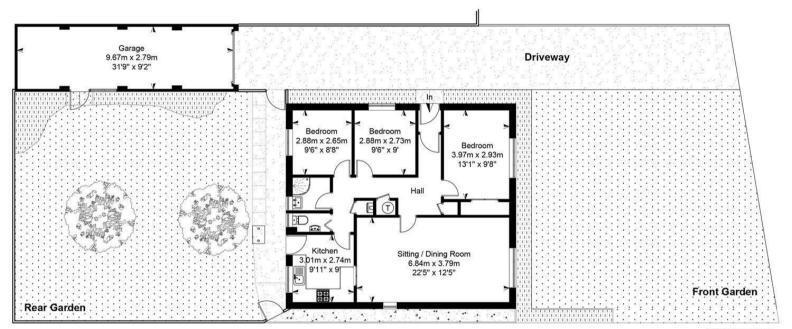
18 Dr Browns Close, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 83 sq metres / 893 sq feet Garage 27 sq metres / 291 sq feet

Total 110 sq metres / 1184 sq feet





Ground Floor

Simply Plans Ltd © 2025 07890 327 241 Job No SP3853

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

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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 payable 2025/26. Ofcom checker: Broadband Standard 8 Mbps, Superfast 80 Mbps. Mobile EE, O2, Three & Vodafone

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