

48 TETBURY STREET
MINCHINHAMPTON



A rare to market semi-detached home on the edge of Minchinhampton with panoramic southerly views, a wonderful level rear garden and front driveway, with potential to extend and modernise

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £475,000

FEATURES

- Popular Village Location
- Far Reaching Panoramic Views
- Large Level Rear Garden
- Sizeable Front Driveway
- Potential to Extend (STP)
- Walking Distance to all Local Amenities
- Close to Minchinhampton Primary School
- Easy Access to Nailsworth, Stroud, Tetbury & Cirencester



DESCRIPTION

48 Tetbury Street is a well proportioned 3 bedroom semi-detached family home. Located at the top of Tetbury Street bordering open countryside at the rear and overlooking the popular allotments to the front, this small row of similar properties continue to be popular due to their sizeable plots and wonderful views towards Gatcombe Woods.

Set behind a stone wall the sizeable driveway offers off-street parking for several cars, a significant benefit for houses of this size in the area.

The front door opens into the front hallway with the sitting room to the right, the kitchen to the rear and also a guest WC. The dual aspect sitting room spans the length of the house with double door opening onto a terrace and the garden beyond. The kitchen, located in the centre of the property, forms the heart of the home with plenty of space for a dining table and also access to the terrace.

An existing extension to the rear of the kitchen is currently used as a separate annexe with kitchen/sitting room, double bedroom and en-suite shower room. This could easily be altered to create further entertaining space, also taking advantage of direct access and views of the garden.

On the first floor are two further double bedrooms with spectacular views and the family bathroom,

The rear garden is an unexpected delight. Mainly laid to lawn and approximately 100ft. long bordering neighbouring fields offering



uninterrupted views.

This property is full of opportunity with an abundance of space available to extend the current footprint and create a substantial family home (subject to the relevant planning permissions) as several of the neighbouring properties have already taken advantage of.

ADDITIONAL INFORMATION

S.157 Housing Act 1985 – 48 Tetbury Street was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website



DIRECTIONS

The property is most easily found by leaving our Minchinhampton office into Tetbury Street and number 48 can be found the right hand side, opposite the allotments, approximately 350 meters up.

LOCATION

Minchinhampton is a buzzing market town with a strong sense of community. The town benefits from excellent amenities, including a post office, a fantastic coffee shop, an independent cafe and a popular Gastro pub (The Crown). There is also an excellent selection of retailers including a butcher, chemist, general store, hairdresser and even a highly acclaimed wedding dress shop.

18 Tetbury Street is moments from Minchinhampton Common, offering over 600 acres of National Trust land. There are excellent sporting facilities including 3 golf courses, two championship level, as well as rugby and tennis clubs.

A choice of excellent schools is a key draw to the area, not least Minchinhampton Primary School, located just a short walk way, but also several sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of popular secondary schools.

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 and M4 motorways are also easily accessible.



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

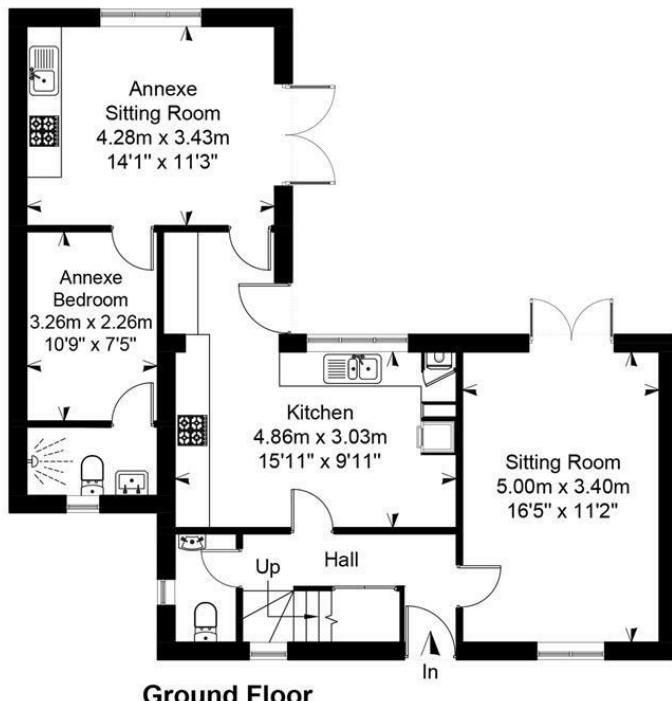
Freehold

EPC

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SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band C £2,085.15. Ofcom Checker: Broadband, Standard 6Mbps, Ultrafast 1000 Mbps; Mobile, O2, Vodafone inside, EE, O2 & Vodafone outside



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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

SUBJECT TO CONTRACT

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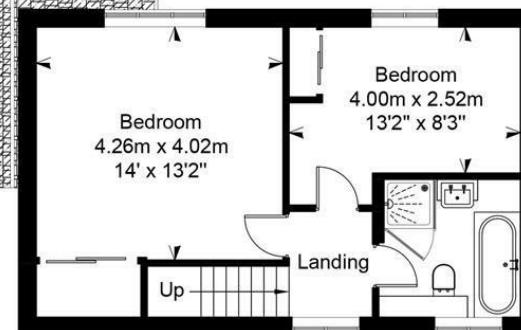
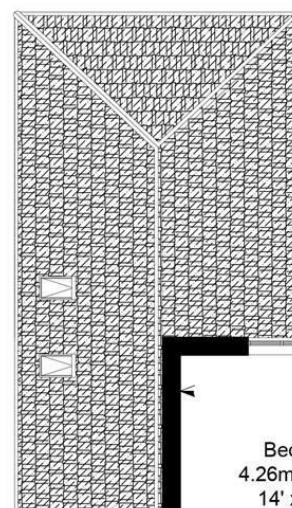
48 Tetbury Street, Minchinhampton, Gloucestershire

House
Annexe

Approximate IPMS2 Floor Area
87 sq metres / 936 sq feet
25 sq metres / 269 sq feet

Total

112 sq metres / 1205 sq feet



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