

17 TETBURY STREET  
MINCHINHAMPTON



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MINCHINHAMPTON  
STROUD  
GL6 9JH

A beautifully presented and characterful end of terrace cottage in the heart of Minchinhampton with a private enclosed rear garden

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £395,000**

## FEATURES

- End Of Terrace Cottage
- Centre of Minchinhampton
- Grade II Listed
- Enclosed Rear Garden
- Character Features
- Adjacent to the Lemon Field
- Rear Access to Garden
- Close to Local Amenities
- Easy access to Stroud, Nailsworth & Tetbury



## DESCRIPTION

17 Tetbury Street is a beautifully presented and well proportioned 2 bedroom cottage.

The front door of the property leads straight into the cosy sitting room full of characterful features including exposed stone fireplace with wood burning stove and a pretty window seat. To the rear of the property is a modern fitted kitchen with views overlooking the garden and an adjacent utility room with direct access to the garden.

On the first floor is a double bedroom to the front of the property and a family bathroom to the rear.

On the second floor is a further characterful double bedrooms in the eaves with exposed beams.

To the rear of the property, stone steps lead up to a private, enclosed level lawn with views across to the Church and Lemon Field. There is also a stone store and useful tool shed.





## DIRECTIONS

From our office on Minchinhampton High Street walk towards Well Hill and turn left into Tetbury Street. Continue a small distance and 17 Tetbury Street will be found on your left.

## LOCATION

Minchinhampton is a popular historic Cotswold market town with Tetbury Street being moments from the Market Square, High Street and Minchinhampton Common.

With an abundance of local amenities on the doorstep including The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town offers excellent local schooling and its own new purpose built GP surgery.

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.





## 17 Tetbury Street, Minchinhampton, Stroud, Gloucestershire

House

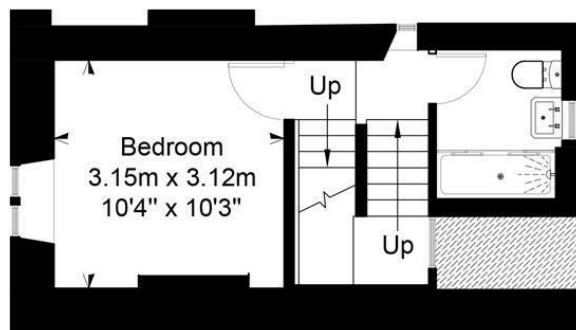
Approximate IPMS2 Floor Area  
56 sq metres / 602 sq feet

(Includes Limited Use Area

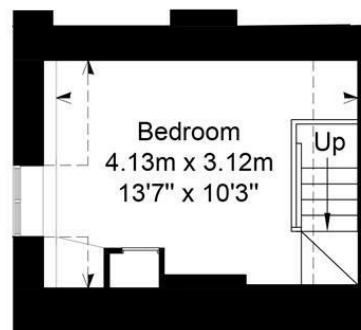
2 sq metres / 21 sq feet)

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Job No SP3899

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

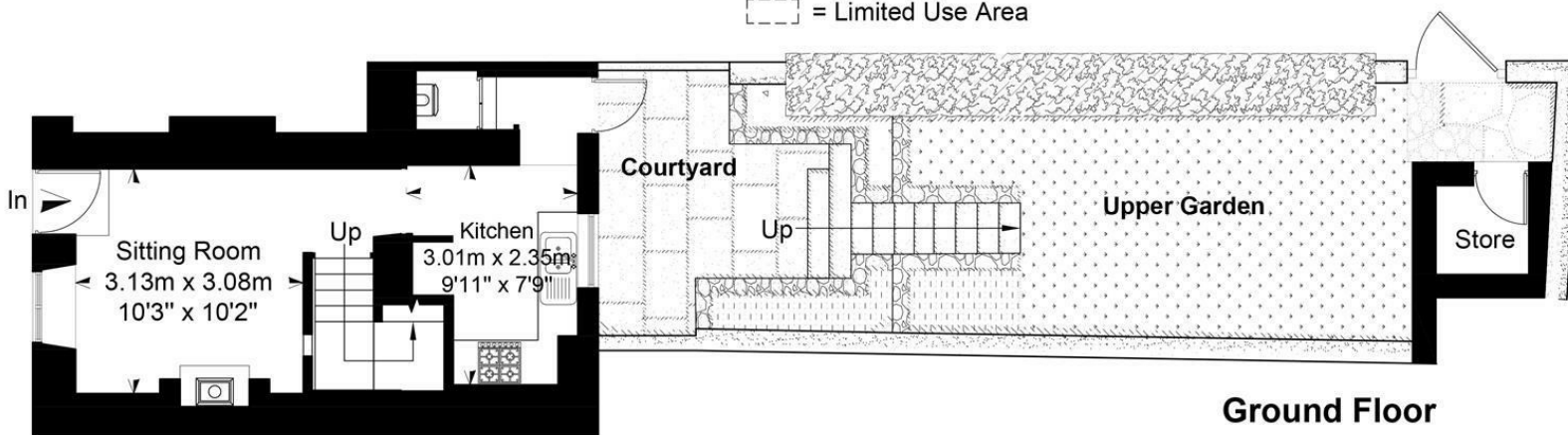


**First Floor**



**Second Floor**

[ ] = Limited Use Area



**Ground Floor**

## 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

Freehold

### EPC

D

### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band B, £1,824.51. Ofcom Checker: Broadband, Standard 7 Mbps Ultrafast 1000 Mbps. Mobile, Inside - O2, Outside - O2, EE and Vodafone

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