

9 BESBURY PARK
MINCHINHAMPTON



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MINCHINHAMPTON
STROUD
GL6 9EN

A well presented, attractive detached family house, situated in the sought after Besbury Park development on the fringe of the market town of Minchinhampton.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £550,000

FEATURES

- Detached Home
- Level and Private Rear Garden
- Integrated Garage
- Close to Amenities
- Quiet Location
- Potential for Extension (subject to the necessary planning consent)
- Freehold
- Front Driveway with Plenty of Off-Street Parking



DESCRIPTION

9 Besbury Park is a 3 bedroom detached home which sits comfortably in the middle of it's plot. Being one of the smaller properties on the development there is scope (subject to the relevant planning permissions) to increase and extend the current footprint which many of the neighbouring properties have already taken advantage of.

With a mix of traditional houses and bungalows, the flexibility and options available to create modern living accommodation has made properties in Besbury Park particularly popular with families and downsizers alike.

The ground floor accommodation lends itself well to open-plan living with a Sitting Room at the front leading to a Dining Room and separate Kitchen at the rear. To the other side of the property is the guest WC and integral garage which could also be converted into additional living space.

On the first floor are two good sized double bedrooms, a third bedroom and a family shower room.

There are good-sized level gardens to both the front and rear of the property and a driveway offering plenty of off-street parking.





DIRECTIONS

The property is most easily found by leaving our Minchinhampton office up the High Street, past the Market House and into Butt Street. At the junction turn right onto the Cirencester Road and then take a left into Besbury Park after a few hundred yards. Enter Besbury Park, turn left and No.9 will be found on your left hand side.

LOCATION

Besbury Park is a popular and quiet development on the east side of Minchinhampton. Located within easy walking distance of both its famous Common and all the town's excellent facilities including doctors surgery, a general store, a butcher and chemist (among other retailers) a gastro pub (The Crown), 2 independent coffee shops and a fish and chip shop.

Providing over 600 acres of National Trust land and also host to a golf course, the common is well known for the cattle that freely graze in the summer months.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton has a popular primary school and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is within walking distance across the common, as well as numerous other schools in the private sector including nearby Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award winning Saturday farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.





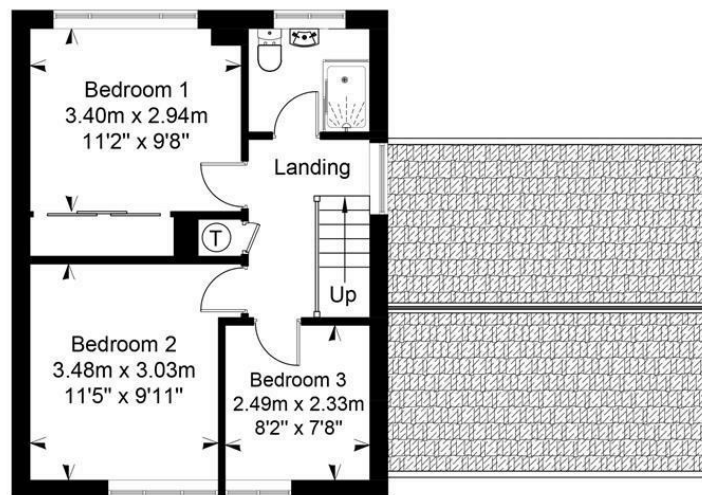
9 Besbury Park, Minchinhampton, Gloucestershire

House
Garage

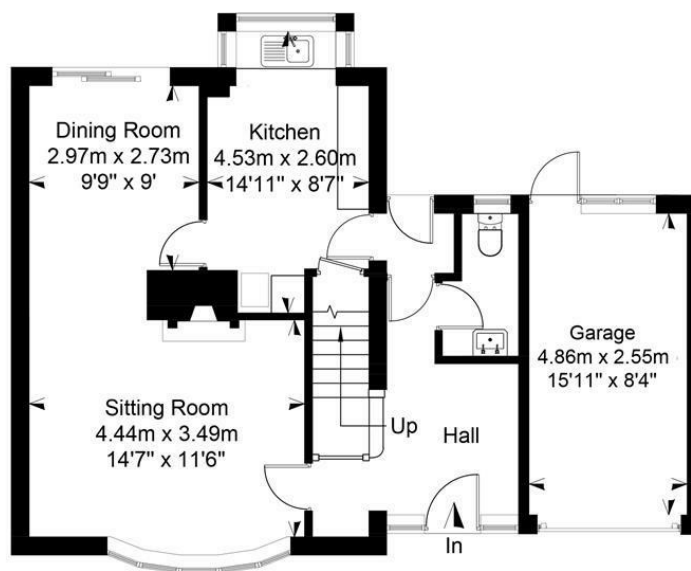
Approximate IPMS2 Floor Area
93 sq metres / 1001 sq feet
12 sq metres / 129 sq feet

Total

105 sq metres / 1130 sq feet



First Floor



Ground Floor

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07890 327 241

Job No SP3832

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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TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band E, £2,867.10. Ofcom Checker: Broadband - Standard 28 Mbps, Ultrafast 1000 Mbps. Mobile - Inside EE and Vodafone, Outside all likely.

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