

DOVE BARN

MINCHINHAMPTON
GLOUCESTERSHIRE



Dove Barn, Chapel Lane, Minchinhampton, Gloucestershire, GL6 9DL

A SPACIOUS AND LIGHT-FILLED 3 BED FAMILY HOME LOCATED ALONG THE SOUGHT AFTER CHAPEL LANE JUST A SHORT WALK FROM THE CENTRE OF MINCHINHAMPTON, WITH PRETTY COTTAGE GARDEN, GARAGE AND PARKING

Reception Hall, Kitchen/Breakfast Room, Utility, Sitting Room, Conservatory, 3 Double Bedrooms, Principal Bedroom with En-Suite, Family Bathroom, Double Garage, Private Parking for Several Cars, Enclosed Garden

GUIDE PRICE £800,000

DESCRIPTION

Dove Barn is an absolute gem of a home. Located along the pretty Chapel Lane within minutes of the centre of the market town of Minchinhampton, this home has it all; spacious, light-filled rooms, cottage garden, garage and parking. A pretty garden path leads to the main entrance which opens into a spacious reception hall with ample room for coats and boots after a muddy walk on nearby Minchinhampton Common. Formerly the milking parlour to Chapel Farm, the cottage combines historic charm with more recent updates and extension built from beautiful reclaimed Cotswold stone. The kitchen is a spacious room and clearly the heart of the home. Light coloured pale green contemporary units provide ample storage whilst also creating a bright and welcoming vibe harmoniously fusing with stunning historic aged beams. There is ample room for a large dining table. A useful utility room leads off the kitchen with access to the garden. The sitting room offers a superb space for entertaining or relaxing for a cosy up by the woodburning stove. A conservatory provides further living and entertaining space, with doors that open to the garden, ideal for summer alfresco entertaining. Three good sized double bedrooms lead off a large landing area on the first floor, the principal with en-suite. A charming oval window offers pretty views along Chapel Lane and handsome aged beams add a wealth of character. A large boarded attic space provides useful storage space. The garden is located to the front of the property and comprises a haven of tranquility with well-stocked borders and seating areas, providing the perfect spot for a morning coffee or an evening drink. The property is accessed via two separate gated entrances, one with driveway parking and double garage.

DIRECTIONS

From our Minchinhampton office head along Tetbury Street where Chapel Lane will be found after circa 20 yards on the right hand side. Dove Barn will be found a short distance along Chapel Lane on the right hand side, next door to The Malt House.

LOCATION

One of Dove Barn's key attractions is its magical setting. The house is a hidden gem, tucked away along Chapel Lane yet still within minutes of the centre of Minchinhampton. The market town of Minchinhampton

offers a host of amenities including several popular cafes, a gastro pub, village shop, post office and chemist and superb butchers. Minchinhampton Common offers hundreds of acres of National Trust land, perfect for country walks and host to a golf course and excellent pub. Minchinhampton has a wonderful sense of community spirit with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts. The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud also has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market. One of the key draws to the area is the excellent choice of schools in both the state and private sector. Minchinhampton has a popular primary school and there are several sought after grammar schools in Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is a five minute drive from Dove Barn and Westonbirt and Wycliffe are also within easy reach, as well as numerous sought after schools in Cheltenham. The area is well placed for travel links with trains into London Paddington (circa 90 minutes) from nearby Stroud Station and both the M5 and M4 easily accessible.

TENURE	Freehold
EPC	EER: Current 70 / Potential 79
SERVICES	All mains services are believed to be connected to the property, gas central heating, mains drainage, Stroud District Council tax band F
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

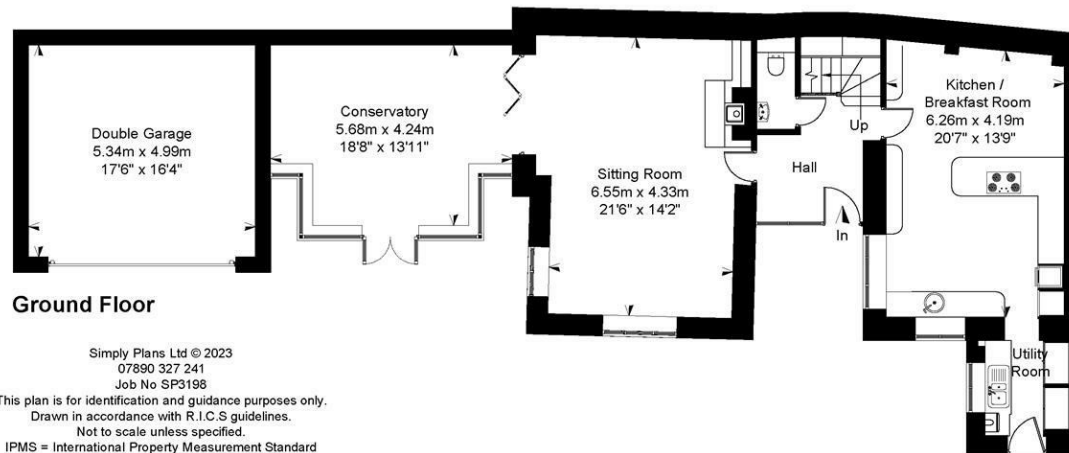
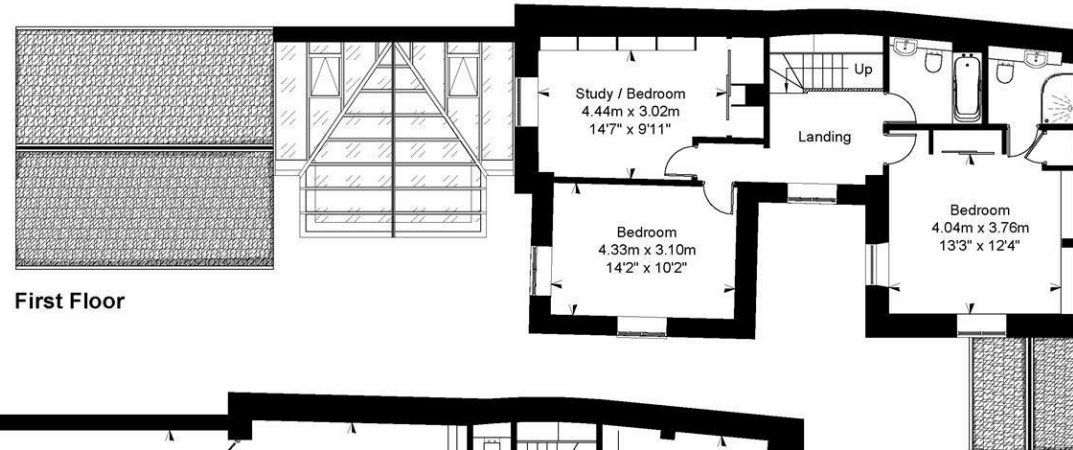
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Dove Barn, Chapel Lane, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
 House 169 sq metres / 1819 sq feet
 Garage 26 sq metres / 280 sq feet
 Total 195 sq metres / 2099 sq feet

Outbuildings
 Not Shown In Actual Location Or Orientation



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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



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