



ELMERS HOUSE
15 WEST END
MINCHINHAMPTON
GL6 9JA

A lovely Cotswold town house in the heart of the popular market town of Minchinhampton moments from the High Street and all local amenities

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £650,000

FEATURES

- Pretty Terraced Cottage
- Moments from Local Amenities
- South Facing Garden
- Character Features
- Exposed Beams
- Cellar
- Nearby National Trust Common
- Potential to Modernise
- Easy Access to Stroud, Nailsworth & Tetbury
- No Onward Chain



DESCRIPTION

Elmers House is a welcoming and cosy terraced town house full of period features whilst also offering flexible and well proportioned accommodation.

On the ground floor a useful internal glazed oak porch leads through to a large dual aspect sitting room/dining room. With three sash windows to the front two of which have window seats, this room is filled with natural light. Characterful features include wood panelling, a stone fireplace with wood burning stove and wooden beams. A pretty arched glass door leads out to the rear garden with another door leading to a staircase down to a full-height cellar which offers additional storage or workshop space. To the rear is a good sized kitchen/breakfast room with a range of units, a built in dresser and terracotta tiled floor. This room overlooks the rear garden with an additional side door offering direct access.

From a central hallway spiral stairs lead up to the first floor with a large double bedroom at the rear overlooking the garden, two further bedrooms, one currently used as a home office, to the front and a family bathroom.



On the second floor is the principal bedroom with wonderful exposed wooden beams, plenty of storage and an en-suite shower room.

The enclosed and level rear garden is a real delight with a south-facing aspect and both patio and lawned areas with mature shrubs and borders.





DIRECTIONS

The property is located a few minutes walk from our Minchinhampton Office. Head along West End, in the direction of Minchinhampton Common and no.15 will be found on the left hand side

LOCATION

Elmers House is located in the centre of the quintessential Cotswold market town, Minchinhampton. It benefits from a host of local amenities including a popular gastro pub, several cafes, butcher, chemist, a village shop and a sought-after primary school. There is also a new purpose built doctors surgery.

Minchinhampton Common is within easy walking distance and offers over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, amongst others, Beaudesert Park is less than a five minute drive or easy walk.

Stroud is easily accessible and has several supermarkets, including Waitrose, as well as an award-winning farmer's market, leisure centre and multiplex cinema. Similarly, Nailsworth has a fine selection of independent retailers and restaurants and a Morrisons supermarket.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily reached from Stroud.

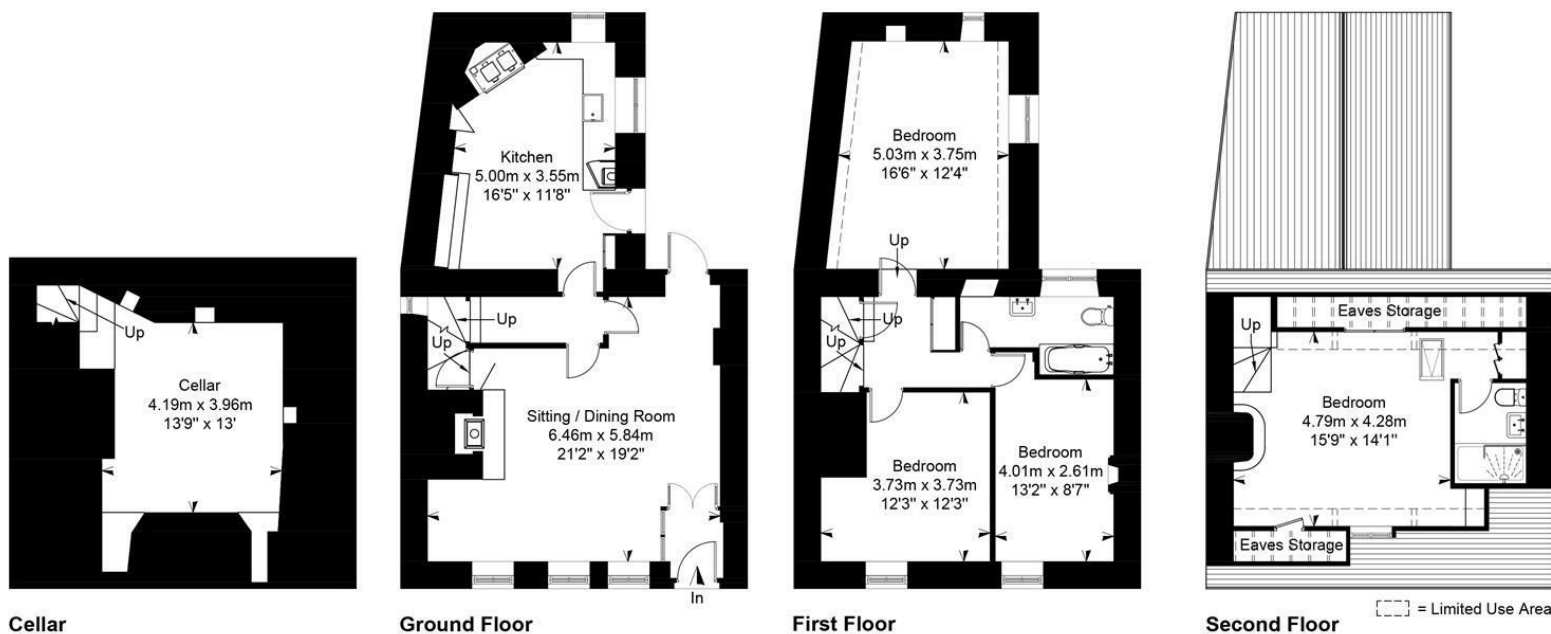


15 West End, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 147 sq metres / 1582 sq feet
Cellar 18 sq metres / 194 sq feet

Total 165 sq metres / 1776 sq feet
(Includes Limited Use Area 10 sq metres / 107 sq feet)



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07890 327 241

Job No SP3999

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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SALES & LETTINGS

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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 E, £2,867.10. Ofcom Checker: Broadband - Standard 5 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor O2, Vodafone, Outdoor O2, Vodafone & EE .

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